



# City of Gainesville

Department of Sustainable  
Development

## CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 27, 2020

PROJECT NAME AND NUMBER: Stam Ventures; PB-19-151 ZON

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

PROPERTY SIZE: ± 29 Acres

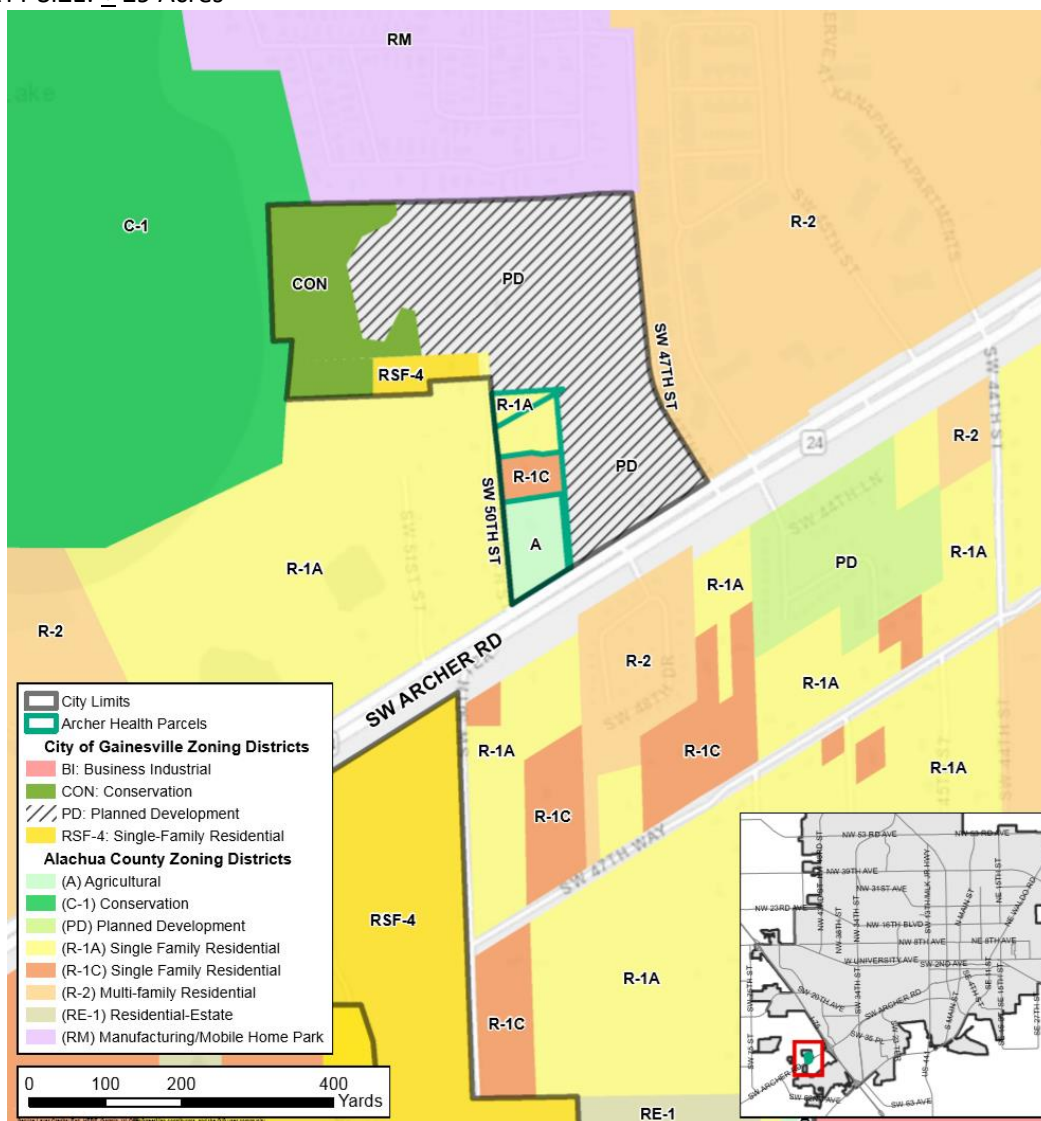


Figure 1: Existing Zoning – Alachua County R-2A: Multi-Family Residential

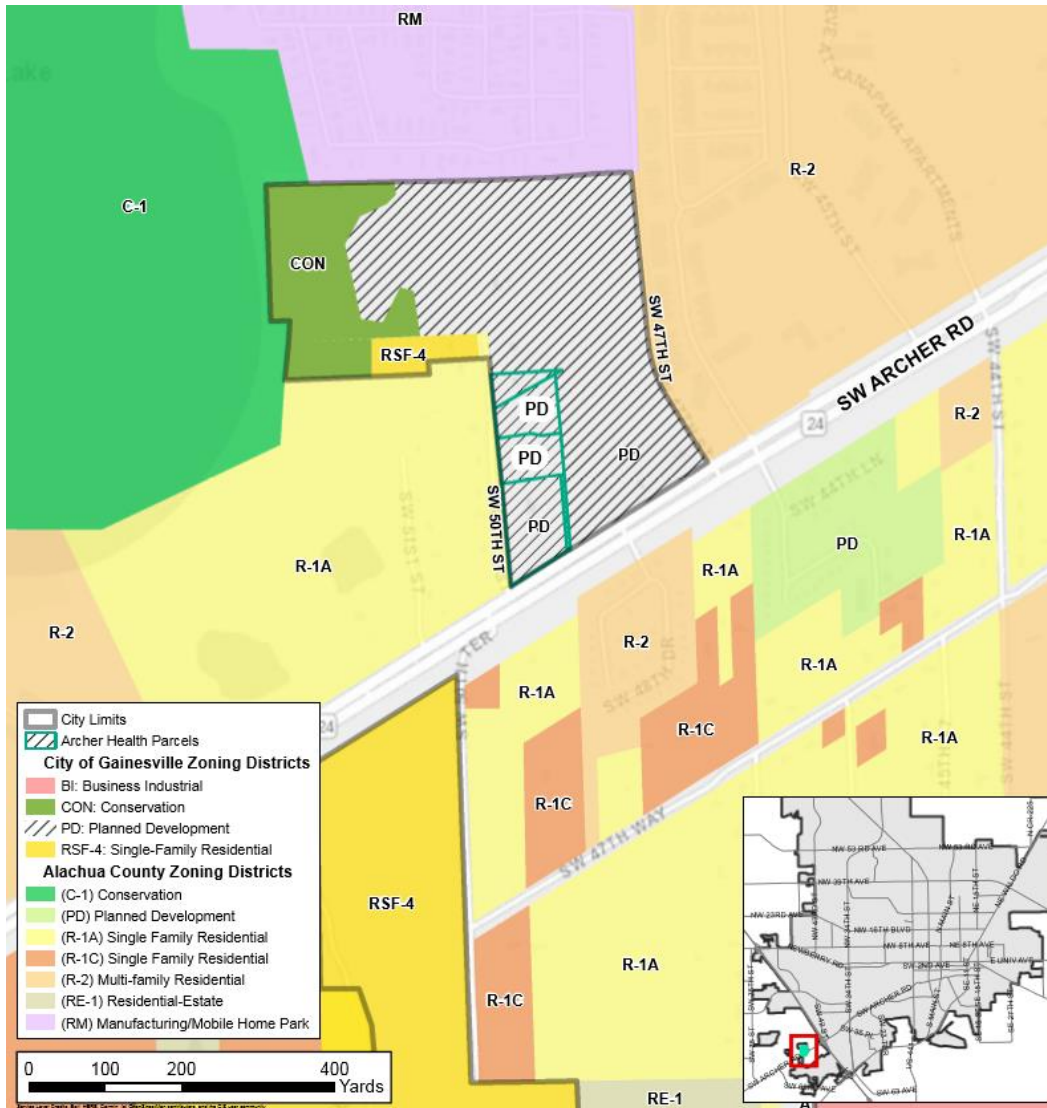


Figure 2 Proposed Zoning – City RMF-8: Multi-Family Residential

**APPLICATION INFORMATION**

Agent/Applicant: CHW  
 Property Owner(s): Stam Ventures LLC  
 Related Petition(S): PB-19-152 LUC  
 Legislative History: Annexation – February 21, 2019 (Ordinance 180538) and September 5, 2019 (Ordinance 181065).

**SITE INFORMATION**

Location: North of SW Archer Rd between SW 50<sup>th</sup> St. and SW 47<sup>th</sup> St.  
 Parcel Number(s): 06930-000-000, 06931-001-000, 06931-000-000, 06932-000-000, 06917-000-000, 06916-000-000, 06933-000-000, 03916-001-000, and 06929-000-000.  
 Existing Use(s): Conservation, Residential, and Medical Facilities

Land Use Designation(s): City of Gainesville Planned Use District (PUD), Low Density Residential (0-15 dwelling units per acre), and Conservation (proposed)/Alachua County Low Density Residential (1-4 dwelling units per acre), City of Gainesville Planned Use District (PUD), Conservation, and Low Density Residential (0-15 dwelling units per acre) (existing).

Zoning Designation(s): City of Gainesville Conservation, Single Family Residential (RSF-4), Planned Development (PD) (proposed)/Alachua County R-1A Single-Family Residential, R-1C Single Family Residential, Agriculture; City of Gainesville Conservation, Planned Development (existing).

Transportation Mobility Program Area (TMPA): Zone D.

Annexed: February 21, 2019 (Ordinance 180538) and September 5, 2019 (Ordinance 181065).

**Table 1: Adjacent Property Characteristics**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION
<b>North</b>	Multi Family Dwelling Units, mainly duplexes	Medium Density Residential (4-8 DU/AC), Recreation Unincorporated Area	RM Manufactured-Mobile Home Park District, C-1 Conservation District (1 DU/10 AC) Unincorporated Area
<b>South</b>	Single Family Residential, Multi Family residential	ROW FSR 24, Medium Density Residential (4-8 DU/AC) Unincorporated Area	R-1A Single Family Low Density (1-4 DU/AC), R-2 Multiple Family Medium Density (4-8 DU/AC) Unincorporated Area
<b>East</b>	Multi Family Residential	Medium Density Residential (4-8 DU/AC) Unincorporated Area	R-2 Multiple Family Medium Density (4-8 DU/AC) Unincorporated Area
<b>West</b>	Conservation, Single Family Residential	Low Density Residential (1-4 DU/AC), Recreation Unincorporated Area	R-1A Single Family Low Density (1-4 DU/AC), C-1 Conservation District (1 DU/10 AC) Unincorporated Area

**Purpose and Description**

Section 171.062 of the Florida Statute, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statute, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

This petition is a request for the rezoning of four annexed parcels (06930-000-000, 06931-001-000, 06931-000-000, and 06932-000-000) from Alachua County R-1A (Single-Family Residential Low Density 1-4 dwelling units per acre), R-1C (Single-Family Residential Low Density 1-4 dwelling units per acre), and Agriculture to City of Gainesville Council on Aging Planned Development (PD) to allow for an assisted living medical facility development. This request also seeks to amend the existing Council on Aging PD to reflect met conditions and incorporate the annexed parcels mentioned above with conditions to mitigate development impact. This property is generally located north of SW Archer Road,

east of SW 50th St. and west of SW 47th St. (see map on page 1) roughly half a mile west of I-75. This request is a result of four parcels annexing into the City of Gainesville which were approved in two parts: Ordinance No. 180538 issued on February 21, 2019 and 181065 issued on September 5, 2019.

Currently, the annexed parcels are undeveloped with no paved roads or structures. Annexed parcels are located adjacent to the west side of the existing Archer Health Assisted Living Development and is also adjacent to the private road SW 50<sup>th</sup> Street. Further west and crossing SW 50<sup>th</sup> Street, there's a cluster of single family residences. SW 50<sup>th</sup> Street is not paved nor has any sidewalks. As part of the conditions for the updated Planned Development, a 9 feet buffer with a 20 feet setback is proposed along SW 50<sup>th</sup> Street.

The current Alachua County zoning of R-1A Single Family Residential, R-1C Single Family Residential, and Agriculture would allow primarily single family development while the proposed Gainesville Council on Aging PD would allow the extension of the existing assisted living facility. Consequently, the proposed zoning change would increase the density and intensity of the annexed property. However, the higher density and intensity is consistent with the characteristic of the area given that there's an existing assisted living facility adjacent to the annexed parcels, there's multi-family development in close proximity, and the parcel is adjacent to a major arterial road with a high volume of fast traffic.

The existing PD allows for a maximum of 180 skilled nursing facility beds (SNF) and 130 assisted living facility beds (ALF). The applicant is proposing to increase the maximum allowance for ALF beds from 130 to 235 which would allow for the development of an additional 105 ALF beds in the four (4) recently annexed parcels (from here on referred to as site C). Furthermore, applicant is proposing additional language to the existing PD to allow for building orientation on site C to face internally towards the existing Archer Health facility with the shorter side of the building facing SW Archer Road. This orientation is due to the sites unique geometry, elevation and geological conditions; and the presence of a large number of high quality trees some of which are located next to SW Archer Road. On the west side of site C, there's a privately owned un-improved road, SW 50th St. that is not maintained by the City of Gainesville or the County of Alachua. SW 50th St. serves a small cluster of single family homes located on SW 50th St. facing site C. Applicant is not proposing accessing SW 50th St. for their development. However, applicant will be required to provide a 20ft setback with a 9 feet buffer type A or B. Proposed conditions do not limit or change the existing PD's regulatory language towards the existing development or any development proposed in Site's A or B. Please see Appendix I for the existing PUD with outlined condition change.

### **Provisions and Regulations**

- **Sec. 171.062, F.S. – Effects of annexations or contradictions.**
  2. If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

Sec. 30-4.3 – Zoning Map. E. Un-zoned property generally. If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is approved.

Sec. 30-4.4 – Annexed Territory. When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(S). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

### **Recommendation Criteria**

The staff recommendation is based on the five factors below:

1. Conformance with the Comprehensive Plan
2. Conformance with the Land Development Code
3. Changed Conditions
4. Compatibility
5. Impacts of Affordable Housing

### **ANALYSIS**

#### **1. Conformance with the Comprehensive Plan**

This petition to rezone property from Alachua County R-1A Single-Family Residential Low Density, R-1C Single-Family Residential Low Density and Agriculture to City of Gainesville Council on Aging Planned Development (PD) is consistent with the City's Comprehensive Plan and supports the various goals of the Comprehensive Plan.

The proposed PD is consistent with the proposed Planned Use District Land Use in the Related Petition PB-19-152 LUC and has been shown to be consistent with the City's Comprehensive Plan Future Land Use element: Objective 1.5, Objective 3.1, Objective 3.4, Objective 4.1., Policy 4.2.1, and Objective 4.2.

*Objective 1.5 Discourage the proliferation of urban sprawl.*

*Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.*

*Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.*

*Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to*

*consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.*

*Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.*

*Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.*

## **2. Conformance with the Land Development Code**

According to Section 30.4.4 – Annexed Territory, when lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s).

According to Section 30-3.21 - an amendment to an approved PD (except for an extension of a time limit) shall be accomplished only by a new PD rezoning application.

The proposed rezoning to the existing Council on Aging Planned Development will complement the Planned Use District land use category proposed by related petition PB-19-152 LUC. The purpose, permitted uses, regulations and review criteria for Planned Developments are in Land Development Code Article III, Division 4 – Planned Developments (see Appendix B, Land Development Code).

Any proposed development or redevelopment will be required to meet all applicable Land Development Code requirements at the time of development plan review.

## **3. Changed Conditions**

Changed conditions include the annexation of the subject's parcels into the City of Gainesville. The parcels have existed as single family residences but currently are vacant. No development plans have been submitted for these parcel. During the process for review of the proposed zoning category for the recently annexed parcels, the existing zoning and context to neighboring parcels is considered.

A second condition includes a higher proposed density than what currently exists. The proposed PD would allow for the development of 105 more beds as an extension of the existing Archer Health assisted living facility. This would densify and intensify the parcel's use. The higher density and

intensity of the proposal is consistent with the intensity and density of the multi-family developments in the area and the existing assisted living medical facility.

There are also proposed changes to the existing Council of Aging PD in order to mitigate the annexed parcels unique geometry, topographical conditions, and high quality heritage tree inventory. The proposed changed conditions to the existing PD are as follows:

**Condition 1. Change to language to correct grammatical error.**

*The permitted uses by right are as listed below. The GN numbers are references to the Standard Industrial Code, 1987 Edition, classification of uses.*

- A. *Beauty Shops (GN 723)*
- B. *Barber Shops (GN 724)*
- C. *Offices and clinics of Doctors of Medicine (GN 801)*
- D. *Offices and clinics of Dentists (GN 802)*
- E. *Offices and clinics of Doctors of Osteopathy (GN 803)*
- F. *Offices and clinics of other Health Practitioners (GN 804)*
- G. *Nursing and Personal Care Facilities (GN 805)*
- H. *Medical and dental laboratories (GN 807)*
- I. *Home Health Care Services (GN 808)*
- J. *Miscellaneous health and allied services not elsewhere classified (GN 809)*
- K. *Rehabilitation Centers, defined as a facility providing professional care, nonresident only, for those requiring therapy, counseling or other rehabilitative services related to alcohol abuse, physical disabilities, mental retardation or similar problems.*
- L. *Assisted Living Facility, defined as any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which is licensed by the state and undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.*
- M. *Community Residential Homes over 14 persons, defined as a dwelling unit licensed by the state which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. This definition does not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.*
- N. *Accessory uses determined by the City to be uses customary and clearly incidental to the permitted uses listed as A through M above.*

**Condition 2. Change to Maximum Intensity of Assisted Living Facility beds from 130 to 235.**

PHASE	USE	MAXIMUM INTENSITY
I	Skilled Nursing Facility and Administrative Offices for the Skilled Nursing Facility (the square footage of	180 Beds

	such offices will be deducted from the overall 75,000 gross square feet allowed for such uses in this PD)	
II	Assisted Living Facility	235 Beds
	Medical Offices Physical Therapy Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	75,000 Gross Square Feet

**Condition 3. No change.**

**Condition 4. Change to the building orientation language to ascertain applicable window glazing requirements.**

*“Building facades oriented towards Archer Road and SW 47th Street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be included in the calculation of total surface area for purposes of glazing.”*

**Condition 5. Change to language to reflect current naming of Mobility Program Area (TMPA) and phasing schedule.**

*“The PD is located in Zone D of the Transportation Mobility Program Area (TMPA). Prior to the second reading of this ordinance, the owner/developer shall sign a TMPA Zone D Agreement or agreement for transportation mitigation based on the program in effect at that time.”*

**Condition 6. No change.**

**Condition 7. Change to language to reflect current naming of Engineering Design and Construction Manual.**

*“The development shall incorporate an internal network of sidewalks linking buildings and activity areas to each other and to the primary road network. Special consideration shall be given to designing internal layout and sidewalks for safe and efficient movement of pedestrians across vehicular use areas, with minimum conflict. Internal sidewalks shall be a minimum of 5 feet wide and paved per the standards in the Engineering Design and Construction Manual. During development plan review, the City may require wider sidewalks and additional sidewalks, provided the City finds that additional and/or wider sidewalks are necessary to establish safe, efficient and convenient pedestrian circulation.”*

**Condition 8. Change to language to reflect current LDC references.**

*“Landscaping for all vehicular use areas shall meet the requirements, as may be amended or renumbered from time to time, of a parking lot as set forth in Sec. 30-7.2. Design requirements for*



*vehicle parking and Sec. 30-7.4. Design requirements for bicycle and motorcycle parking, of the Land Development Code, as same may be amended or renumbered from time to time.”*

**Condition 9. Change of language to reflect current LDC references. Also, addition of language to detail parking space requirement.**

*“No parking is allowed in Zone A as depicted on the PD Layout Plan. The maximum number of parking spaces allowed in the PD for Skilled Nursing and Assisted Living Facility beds shall be one (1) parking space per bed. The maximum number of parking spaces allowed in the PD for all other permitted uses shall be as set forth in Sec. 30-7.5. Required number of parking spaces, of the Land Development Code, as same may be amended or renumbered from time to time.”*

**Condition 10. Change of language to clarify building height requirements.**

*“A maximum building height of 35 feet shall be allowed for buildings abutting property zoned residential. In other areas, the maximum building height shall be 65 feet.”*

**Condition 11. Change to language to create distinction between Area B and Area C requirements. Also incorporates parts of language and requirements in condition 12 to reflect new conditions for development in Area C.**

*“Area B buildings shall be placed to frame Archer Road and SW 47th Street and other future proposed connecting streets. Each building or building set, oriented to the above roadways, shall have a functional entrance from the adjacent roadway. The longest sides of Area B buildings shall be parallel with Archer Road or SW 47th Street and a minimum of 70% of the building facade shall be at the build-to line. However, with respect to one medical office building, the shorter side of the building may be parallel with SW 47th street, provided 100% of the building facade is at the build-to line.*

*The Area B build-to line along Archer Road shall be a maximum of 50 feet from the existing southern property line of the PD. The build-to line along SW 47th Street shall be a maximum of 70 feet from the existing eastern property line of the PD along SW 47th Street, the following exceptions to the build-to line may be allowed:*

- (a) Limited parking associated with the secondary emergency and service access may be allowed but shall not exceed 70 feet in length; and*
- (b) the north 250 feet of the property may have parking that encroaches into the 70 foot build-to line but shall be no closer than the building facade along the street with no parking allowed in front of buildings.*

*Within the north 250 feet of Area B, the area between any parking and right-of-way line shall be designed to visually screen the vehicular use area from the public right-of-way and adjacent development. Screening shall include an architecturally compatible garden wall, or other acceptable fencing, and vegetation, as determined during the plan review; provided the screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there shall be a 20-foot-wide area*

*that is landscaped and includes an architectural feature designed to be compatible and consistent with the architecture of the building as determined by the City during development plan review.*

**Condition 12. Language changed to reflect language incorporated into Condition 11. Also adds language to describe building orientation requirements for development in Area C.**

*“Area C building(s) may be oriented with the shorter side of the building toward Archer Road due to Area C’s linear shape and orientation. Due to the site’s topography, location of Heritage trees, and required Stormwater Management Facility, Area C building(s) adjacent to Archer Road shall be a minimum of 100 feet and a maximum of 135 feet from the right-of-way line of Archer Road. Area C building(s) façade(s) facing Archer Road will have the appearance of a functional door. Fencing and vegetation consistent with Area B may be included along the Area C frontage to maintain continuity along Archer Road.”*

**Condition 13. Changed language to reflect met conditions and buffer type for SW 50<sup>th</sup> Street.**

*“The portion of the western property line of the PD which is adjacent to SW 50th Street and residential zoning shall have a 9-foot-wide landscape buffer, either Buffer A or Buffer B as set forth in Sec. 30-8.5 of the Land Development Code, as same may be amended from time to time. A building setback of 20 feet shall be required along the PD property line adjacent to SW 50th Street.”*

**Condition 14. No change**

**Condition 15. Change language to reflect stormwater distance requirements.**

*“The highest elevation contour of the edge of a stormwater basin shall be no closer than 30 feet from the property line along Archer Road and SW 47th Street, except in Developable Area C where this distance is reduced to 10 feet from the property line along Archer Road. In Area B, the area between the stormwater basin and the public right-of-way shall be landscaped consistent with the landscaping along the street frontage that provides an 80% opacity at 0 to 4 feet high within two-years of planting. In Area C, the stormwater basin will meet Land Development Code requirements in place at the time development plan applications are proposed.”*

**Condition 16. Change language to clarify requirement specifically for Area B.**

*“The PD shall maintain a minimum of 20% open space. In Area B, the open space shall include a minimum of 1.16 acres devoted to active recreation space, including recreational facilities, for residents of the PD.”*

**Condition 17. Removed, conditions met with existing Archer Health Development.**

**Condition 18. Removed, conditions met with existing Archer Health Development.**

**Condition 19. Becomes condition 17.**

**Condition 20. Change language to reflect grammar correction. Becomes condition 18.**

*“Within the PD, there shall be established Transportation and Roadway Facilities Corridors for the purposes of accommodating roadways, sidewalks, bike paths, landscape buffers and screenings, street trees, utilities and other roadway related facilities. The PD shall provide two east/west Transportation and Roadway Facilities Corridors (each of which commences at a primary access point as shown on the PD Layout) to establish connectivity and a gridded road network system to serve the PD. The widths of the east/west Transportation and Roadway Facilities corridors shall be a minimum of 50 feet. During development plan review, future roadway connections from the PD to future developments along SW 50th Street may be identified.”*

**Condition 21. Becomes condition 19.**

**Condition 22. Becomes condition 20.**

**Condition 23. Removed, conditions met with existing Archer Health Development.**

See Appendix J for strike through document.

#### **4. Compatibility**

Proposed development intensities for the project are higher than what the existing Alachua County zoning allows on the property. However, the proposed intensity is consistent with the multi-family developments found in the area. Furthermore, growth trends from the east are expected to be of higher intensities than what this project is proposing. Moreover, the surrounding mobile homes, multi-family, condominium and single-family residential developments may provide a market for the project. Its proximity and easy access to other resources and facilities such as major commercial hubs like Celebration Pointe and Butler Plaza are also noteworthy in assessing compatibility.

One objective of the existing PD is to permit development with a building orientation generally toward streets and sidewalks. The proposed PD layout plan does not include the actual locations of buildings but it is believed that due to the geometry and size of the property, future development will not be able to orient predominantly towards SW Archer Road. Furthermore, there exist stormwater requirements and a significant inventory of high quality trees on the property that further limit the orientation potential for future development. Therefore, language in the proposed PD reflects allowances that will allow for building orientation to be internal to the overall Archer Health facility while providing build to distances that allows for the implementation of stormwater mitigation and the preservation of high quality trees.

Changes to the existing PD language does not affect the existing Archer Health assisted living facility nor future development in Area B. Furthermore, changes to the existing PD does not negate mitigations such as the designation of conservation lands, open space requirements, and allowed uses. Rather the proposed language reflect conditions met by the existing development and the incorporation of Area C into the existing PD while allowing mitigation regulations for future development in area C.

## **5. Impacts on Affordable Housing**

This PD is not expected to have a negative impact on affordable housing. The intended development on the annexed parcels is for 105 additional assisted living facility beds for a senior population. This development would help meet a demand for assisted living facilities in the City of Gainesville.

## **6. Impacts on Transportation**

This property is served by SW Archer Road at the southern boundary, so there will be no immediate changes to the transportation network. Upon designation of a City Land Use Category the property will be within the Transportation Mobility Program Area (TMPA) zone D (See Appendix C, Exhibit C-5: Transportation Mobility Program Area (TMPA) Zone). Any potential development of the site must meet the criteria as outlined within the Comprehensive Plan concerning transportation, pedestrian, and bicycle connectivity for the area (See Appendix A). Furthermore, property is served by RTS bus route 75 and has sidewalks and bike lanes on Archer road.

The applicant has submitted a trip generation analysis. Based on this analysis, the theoretical daily trips for the site is expected to increase. However, the increase is not expected to exceed adopted Levels of Service standards for adjacent roads.

Concerning SW 50<sup>th</sup> Street. This road is not owned by Alachua County nor the City of Gainesville and is considered a private road. Applicant is not proposing to have access to this road therefore 50<sup>th</sup> Street is not expected to have an increase in traffic or daily trips from this development.

## **7. Environmental Impacts and Constraints**

The project site does not contain FEMA flood zone areas nor wetlands, swales, ditches or other surface water wetlands. However, the site is host to several high quality trees along Archer Road and scattered throughout the site. Any development on this site will be subject to tree mitigation regulations found in Article VIII Division 2 Section 30-8.7.

The FEMA floodplains within the existing Council on Aging PD was addressed with the previous Archer Health development plan. There's a western portion of tax parcel 06916-000-000 that contains FEMA floodplain and wetland and has been designated as City of Gainesville Conservation FLU/Zoning. This designation shall remain and will not be affected by the new PD proposal.

## **RECOMMENDATION**

Staff recommends approval of Petition PB-19-69 ZON rezone of parcels 06675-008-000 and 06675-004-000 from Alachua County R-2A zoning to City of Gainesville RMF-8 zoning.

## **DRAFT MOTION FOR CONSIDERATION**

Approve petition PB-19-69 ZON rezone of parcel 06675-006-000 from Alachua County R-2A zoning to City of Gainesville RMF-8 zoning.

LIST OF APPENDICES:

**Appendix A:** Comprehensive Plan Goals, Objectives and Policies

A-1 Comprehensive Plan Future Land Use Element

A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)

A-3 Comprehensive Plan – Transportation Mobility Element

**Appendix B:** Land Development Code Regulations

**Appendix C:** Maps

Exhibit C-1 Map: Parcel Location and Development of Regional Impact (DRI) Location

Exhibit C-2 Map: Existing Zoning

Exhibit C-3 Map: Proposed Zoning

Exhibit C-4 Map: Flood Zone A

Exhibit C-5 Map: Transportation Mobility Program Area (TMPA) Zone

Exhibit C-6 Map: University of Florida Context Area

Exhibit C-7 Map: Strategic Ecosystem

Exhibit C-8 Map: Wetlands

Exhibit C-9 RTS Transit Service

**Appendix D:** Executive Summary CHW report

**Appendix E:** Ordinance No. 090741

**Appendix F:** Ordinance No. 180538

**Appendix G:** Ordinance No. 181065

**Appendix H:** Ordinance No. 100604

**Appendix I:** Alachua County Public School Board Comments

**Appendix J:** Archer Health PD Condition Strike Through and Changes

**Appendix K:** Characteristic Inventory

# **Appendix A**

Comprehensive Plan Goals, Objectives and Policies

## **Appendix A: Comprehensive Plan Goals, Objectives and Policies**

### **A-1 Comprehensive Plan Future Land Use Element**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

#### **Planned Use District (PUD)**

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Policy 4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.

### **A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)**

**Objective 1.5 Discourage the proliferation of urban sprawl.**

**Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.**

**Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.**

**Objective 4.1** The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

**Objective 4.2** The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

**Policy 4.2.1** The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

### **A-3 Comprehensive Plan – Transportation Mobility Element**

**Objective 10.1** The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.



- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	<p data-bbox="573 443 927 474">At least 24 and meet either a. or b.:</p> <ul style="list-style-type: none"> <li data-bbox="610 495 1247 552">a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li data-bbox="610 552 1279 779">b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ul>



### Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
  1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
  2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.



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- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370  
Revised 07/20/17, Ord. 140817

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UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

- Policy 10.1.16 To encourage redevelopment and desirable urban design and form, any development or redevelopment within Zones B, C, D, E, or M that meets standards such as neo-traditional, new urbanist, transit-oriented development (TOD), or mixed-use development and includes a mix of both residential and non-residential uses at transit-oriented densities shall be provided credits, in relation to the multi-modal amenities provided, toward meeting the criteria in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13, as applicable.
- Policy 10.6.1 Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.
- Policy 10.6.2 Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

# **Appendix B**

## Land Development Code Regulations

## Appendix B – Land Development Code Regulations

### B-1 Governing Principles

22 **Assisted living facility (ALF)** means a facility that provides housing, meals, and one or more personal  
23 services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or  
24 administrator.

- Section 30-4.3 – Zoning Map.

E. *Unzoned property generally.* If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided for such property by ordinance amending the zoning map; and, until such amendment is provided for, no use may be made of any such property except in accordance with the regulations for the CON district.

#### Section 30-4.4. Annexed Territory.

When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

#### 16 Section 30-3.14. Rezoning Criteria.

17 Applications to rezone property shall be reviewed according to the following criteria:

- 18 A. Compatibility of permitted uses and allowed intensity and density with surrounding existing  
19 development.
- 20 B. The character of the district and its suitability for particular uses.
- 21 C. The proposed zoning district of the property in relation to surrounding properties and other similar  
22 properties.
- 23 D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout  
24 the city.
- 25 E. The applicable portions of any current city plans and programs such as land use, traffic ways,  
26 recreation, schools, neighborhoods, stormwater management and housing.
- 27 F. The needs of the city for land areas for specific purposes to serve population and economic  
28 activities.
- 29 G. Whether there have been substantial changes in the character or development of areas in or near  
30 an area under consideration for rezoning.
- 31 H. The goals, objectives, and policies of the Comprehensive Plan.
- 32 I. The facts, testimony, and reports presented at public hearings.
- 33 J. Applications to rezone to a transect zone shall meet the following additional criteria:
- 34 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate  
35 transition between zones.
- 36 2. The area shall have had a change in growth and development pattern to warrant the rezoning to  
37 a more or less urban T-Zone.

- 1        3. The request shall be consistent with the overall City of Gainesville vision for growth and
- 2            development as expressed in the City of Gainesville Comprehensive Plan.
- 3        4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

## 5        **DIVISION 4. PLANNED DEVELOPMENTS**

### 6        **Section 30-3.15. Purpose.**

- 7        A. *Purpose.* The purpose of the Planned Development (PD) district is to provide a particularized zoning  
8            district that recognizes unique conditions, allows design flexibility, and promotes planned  
9            diversification and integration of uses and structures, which other zoning districts cannot  
10           accommodate, while also retaining the City Commission's authority to establish such limitations and  
11           regulations as it deems necessary to protect the public health, safety, and general welfare. The PD  
12           district is designed to:
- 13           1. Encourage flexible land development that sustainably uses land and infrastructure, reduces  
14              transportation needs, conserves energy, and maximizes the preservation of natural resources.
  - 15           2. Allow the integration of different land uses and densities in one development that would not  
16              otherwise be provided for in other zoning districts in this chapter, and which encourage  
17              compatibility in overall site design and scale both internal and external to the project site.
  - 18           3. Permit outstanding and innovative residential and nonresidential developments with quality-of-  
19              life design features, such as an integration of housing types and accommodation of changing  
20              lifestyles within neighborhoods; design that encourages internal and external convenient and  
21              comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a  
22              building orientation generally toward streets and sidewalks, parking located to the side or rear  
23              of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple  
24              connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances  
25              landscaping, and mixed-uses.
  - 26           4. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences  
27              and allows for ingenuity and imagination in the planning and development of relatively large  
28              tracts.
  - 29           5. Achieve overall coordinated building and facility relationships and infill development, and  
30              eliminate the negative impacts of unplanned and piecemeal development.

### 31        **Section 30-3.16. Applicability of Other Regulations.**

32        All building code, housing code and other land use regulations of this chapter are applicable to a PD,  
33        except to the extent that they conflict with a specific provision of an approved PD.

### 34        **Section 30-3.17. Review Criteria.**

35        In addition to the general review criteria for rezonings provided by this article, the City Plan Board and  
36        the City Commission shall evaluate PD applications according to the following additional criteria:

- 37        A. *Consistent with Comprehensive Plan.* A PD application may only be approved if it is consistent with  
38            the Comprehensive Plan.
- 39        B. *Conformance to PD purpose.* A PD application may only be approved if it is in conformance with the  
40            purpose of PDs as articulated in Section 30-3.15.



- 1 C. *Internal compatibility.* All uses proposed within a PD shall be compatible with other proposed uses;  
2 that is, no use may have any undue adverse impact on any neighboring use, based on the  
3 streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the  
4 separation and buffering of parking areas and sections of parking areas; the existence or absence of,  
5 and the location of, focal points and vistas, open spaces, plazas, recreational areas and common  
6 areas, and use of existing and proposed landscaping; use of the topography, physical environment  
7 and other natural features; use and variety of building setback or build-to lines, separations and  
8 buffering; use and variety of building groupings, building sizes, architectural styles, and materials;  
9 variety and design of dwelling types; particular land uses proposed, and conditions and limitations  
10 thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or  
11 welfare of any proposed use within the PD.
- 12 D. *External compatibility.* All uses proposed within a PD shall be compatible with existing and planned  
13 uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue  
14 adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to  
15 undue adverse impact from existing or planned surrounding uses. An evaluation of the external  
16 compatibility of a PD should be based on the following factors: adjacent existing and proposed uses,  
17 design of the development, traffic circulation, and density and intensity.
- 18 E. *Intensity of development.* The residential density and intensity of use of a PD shall be compatible  
19 with and shall have no undue adverse impact upon the physical and environmental characteristics of  
20 the site and surrounding lands, and shall comply with the policies and density limitations set forth in  
21 the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted  
22 residential density and intensity of use in a PD may be adjusted upward or downward in  
23 consideration of the following factors: the availability and location of public and utility services and  
24 facilities; the trip capture rate of development; and the degree of internal and external  
25 connectedness of streets.
- 26 F. *Usable open spaces, plazas and recreation areas.* Usable open spaces, plazas and recreation areas  
27 provided within a PD shall be evaluated based on conformance with the policies of the  
28 Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational  
29 opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical  
30 significance, enhance neighborhood design, and encourage compatible and cooperative  
31 relationships between adjoining land uses.
- 32 G. *Environmental constraints.* The site of the PD shall be suitable for use in the manner proposed  
33 without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or  
34 other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and  
35 topography shall all be appropriate to the type, pattern and intensity of development intended. The  
36 conditions and requirements of the protection of resources article shall be met.
- 37 H. *External transportation access.* A PD shall be located on, and provide access to, a major street  
38 (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not  
39 adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the  
40 standards set in Chapter 23 and Chapter 30, Article VI. Connection to existing or planned adjacent  
41 streets is encouraged. The trip generation report shall be signed by a professional engineer  
42 registered in the state when there is a difference between the traffic report provided by the  
43 petitioner and the concurrency test.
- 44 I. *Internal transportation access.* Every dwelling unit or other use permitted in a PD shall have access  
45 to a public street directly or by way of a private road, pedestrian way, court or other area that is

1 either dedicated to public use or is a common area guaranteeing access. Permitted uses are not  
2 required to front on a dedicated public road. Private roads and other accessways shall be required  
3 to be constructed so as to ensure that they are safe and maintainable.

- 4 J. *Provision for the range of transportation choices.* Sufficient off-street and on-street parking for  
5 bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in  
6 accordance with such standards as are approved by the City Commission to ensure that they are  
7 safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is  
8 discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle  
9 parking be located at the rear or interior side of buildings, or both. The design of a PD should,  
10 whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a  
11 variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and  
12 transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not  
13 exist, sidewalks shall be provided by the development.

#### 14 **Section 30-3.18. Review Procedures.**

- 15 A. *Unified control.* All land included in any PD application shall be owned or under the legal control of  
16 the applicant, whether the applicant be an individual, partnership, corporation, other entity, group  
17 or agency. The applicant shall provide evidence of such ownership or control, including upon  
18 request of the City Manager or designee all agreements, contracts, guarantees and other necessary  
19 documents and information that the city deems necessary.
- 20 B. *Pre-application meeting.* Before application submittal, the applicant shall present a generalized  
21 description of the project to the City Manager or designee at a pre-application conference.
- 22 C. *First-step meeting.* Before application submittal, the applicant shall attend a first-step meeting to  
23 discuss the development review process, code requirements and to confer with staff about the PD.  
24 The first-step meeting may be attended by staff of the Technical Review Committee or staff of the  
25 planning and development services department. Comments made by staff at a first-step meeting  
26 are made solely for preliminary informational purposes and shall not be construed as an approval or  
27 denial or agreement to approve or deny any application.
- 28 D. *Application submittal.* The applicant shall submit a complete application, accompanied by the  
29 applicable fee, on a form provided by the city together with all plans, documentation and  
30 information deemed necessary by the city.
- 31 E. *Technical Review Committee review.* The Technical Review Committee shall review the application  
32 for conformance with the city's Comprehensive Plan and Land Development Code, and issue a  
33 recommendation.
- 34 F. *Neighborhood workshop.* The applicant shall hold a neighborhood workshop per the requirements  
35 of this article.
- 36 G. *City Plan Board review.* The City Plan Board shall review the application (PD layout plan and report)  
37 and the Technical Review Committee recommendation at a public hearing. The City Plan Board shall  
38 recommend denial, approval, or approval subject to conditions, and the recommendation shall be  
39 forwarded to the City Commission for consideration.
- 40 H. *City Commission review.*
- 41 1. The City Commission shall deny the application, approve the application, or approve the  
42 application with conditions that it deems necessary and appropriate.

- 1           2. If the City Commission approves an application with conditions, then the applicant shall revise  
2           the application to clearly incorporate such conditions and file with the City Manager or designee  
3           within 60 calendar days of such approval. Failure to file the revised application within the time  
4           prescribed shall render any approval of the City Commission null and void unless the applicant  
5           files with the City Commission a written request for an extension of time within such 60-day  
6           period. The City Commission may grant an extension for good cause shown.

7           **Section 30-3.19. Phasing.**

8           The City Commission may allow or require the phasing of a PD. When provisions for phasing are included  
9           in a PD, each phase shall be planned and related to previous development, surrounding properties and  
10          the available public facilities and services so that a failure to proceed with phases will have no adverse  
11          impact on the PD or surrounding properties.

12          **Section 30-3.20. Development Time Limits.**

13          The City Commission may establish reasonable time limits for the completion of any dedicated public  
14          facilities within a PD, facilities planned for common areas, and the total PD. If phasing is provided for,  
15          time limits for the completion of each phase may also be established or may be deferred until  
16          development review. Any such time limit may be extended by the City Commission for an additional  
17          reasonable time limit upon the written request of an applicant and based upon good cause, as  
18          determined by the City Commission. Any such extension shall not automatically extend the normal  
19          expiration date of a building permit, site plan approval or other development order.

20          **Section 30-3.21. Amendments.**

- 21          A. Except as otherwise provided in this section, an amendment to an approved PD (except for an  
22          extension of a time limit) shall be accomplished only by a new PD rezoning application.
- 23          B. The following types of amendments to the requirements of an approved PD may be authorized by  
24          the appropriate reviewing board during development plan review, provided such amendments meet  
25          the criteria set forth in this article for the development review process:
- 26                  1. Minor adjustments or shifts in the location and siting of buildings, structures, parking bays, and  
27                  parking spaces.
- 28                  2. Changes in the location of utility tie-ins and solid waste, recycling, and yard trash containers.
- 29                  3. Reductions in the overall density or intensity of structural ground coverage of the development.
- 30                  4. Changes in the location and types of landscape materials, excluding changes in location of  
31                  buffers.
- 32                  5. Minor changes in the walkway and bikeway systems.
- 33                  6. The addition of accessory structures or utility buildings of less than 1,000 square feet where  
34                  there are no major changes to the perimeter features of the development.
- 35                  7. The addition of up to 10 new parking spaces.
- 36                  8. Any expansion of gross floor area or enlargement of the building envelope that does not require  
37                  the addition of required parking spaces or alter standards of the PD ordinance.
- 38                  9. Modifications that do not entail amendments to specific language included within the PD  
39                  ordinance.

## B-3 Alachua County Land Development Code

### Sec. 403.07. - Single family residential standards.

Within all single-family residential zoning districts, unless otherwise provided in this ULDC, the principal building and accessory buildings shall be located and constructed in accordance with Table 403.07.1, Setback Requirements for Residential Lots, and the following standards shall apply.

- (a) Lot sizes. Lot sizes may vary in the single family residential zoning districts provided the following density requirements are met.

Table 403.07.1  
Density of Single Family Residential Districts

Density Range	Zoning Districts				
	RE	RE-1	R-1aa	R-1a or R-1c	R-1b
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—3 per acre	1—4 per acre	4—8 per acre

Note: Permitted housing types in each district are established in [Chapter 404](#). In rural clusters, the minimum lot size within any single family residential zoning district shall be one acre for development on private wells and septic tanks.

- (b) Maximum height. The maximum height for all structures within the single-family residential zoning districts is 35 feet.

Table 403.07.2  
Setback Requirements for Residential Lots

Setbacks <sup>1</sup>	Front or Street	Garage Front <sup>2</sup>	Rear	Side	Accessory buildings
Lots less than 1 acre in size, Minimum Principal Building (ft.)	10	20	10	5 <sup>2</sup>	Same as principal building except rear is 7.5 ft.
Lots 1 acre or greater in size, Minimum Principal Building (ft.)	15	20	15	10 <sup>2</sup>	Same as principal building except rear is 10 ft.

<sup>1</sup>Minimum side setbacks do not apply to detached zero lot line units provided the building spacing requirements of the Florida Building Code, Table 600, are met, and also do not apply to single-family attached units.

<sup>2</sup>Minimum side setbacks do not apply to single family attached units.

<sup>3</sup>The garage front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2015-17, § 2, 12-8-15; Ord. No. 2016-10, § 2(Exh. A), 6-28-16; [Ord. No. 2018-10](#), § 2(Exh. A), 3-13-18; [Ord. No. 2018-23](#), § 2(Exh. A), 10-9-18)

## ARTICLE II. - RURAL/AGRICULTURAL DISTRICTS

### Sec. 403.03. - Rural/agricultural district descriptions.

- (a) *Agricultural (A) district.* The agricultural district (A) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.
- (b) *Agricultural rural business (A-RB) district.* The agricultural rural business district (A-RB) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to provide for those commercial or other uses on a limited scale serving or ancillary to agricultural activities. Properties zoned A-RB shall front a paved publicly-maintained road and shall be located at least a mile from all other properties zoned A-RB. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.
- (c) *Agriculture (AG-TDR) district (with transfer of development rights).* The agriculture transfer of development rights district implements the rural/agriculture designation on the future land use map and the transfer of development rights policies of the comprehensive plan, to provide principally for agricultural activities while allowing limited residential development at a density of up to one dwelling unit per 40 acres. A rezoning to this district shall occur when the owner of an agricultural property, defined as having an approved agriculture classification from the Alachua County Property Appraiser, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in [Chapter 402](#) Article XX.
- (d) *Conservation (C-TDR) district (with transfer of development rights).* The conservation transfer of development rights district implements the TDR policies of the comprehensive plan, to provide principally for preservation of environmentally sensitive land while allowing limited residential development if resources can be protected at a density of up to one unit per 200 acres where consistent with a conservation area management plan. Higher densities of up to one dwelling unit per 40 acres may be proposed where it can be demonstrated that there is not impact on resource protection and where consistent with the conservation area management plan. A rezoning to this district shall occur when the owner of conservation property, defined as properties that contain strategic ecosystems or are on the Alachua County Forever (ACF) active acquisition list, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in [Chapter 402](#) Article XX.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-05, § 2(Exh. A), 9-9-09)

### Sec. 403.04. - Rural/agricultural zoning district requirements.

All development and divisions of land meeting the gross residential density in a rural/agricultural zoning district shall comply with the requirements of Table 403.04.1, Standards for Rural/Agricultural Zoning Districts. Dimensional standards for rural/agriculture clustered subdivisions are found in Table 407.78.1 of [chapter 407](#).

Table 403.04.1  
Standards for Rural/Agricultural Zoning Districts

Standards	Zoning Districts	
	A	A-RB
Maximum residential density	1 unit per 5 acres	N/A
Area, min (acres)	3 <sup>1</sup>	1
Area, max(acres)	N/A	3
Width at front building line, min (ft) <sup>2</sup>	250	250
Maximum building coverage(percent of gross land area)	20%	20%
Building Height	Unlimited <sup>3</sup>	Unlimited <sup>3</sup>
Setbacks <sup>4</sup>		
Front, min (ft)	40	40
Rear, min (ft)	40	40
Interior side, min (ft)	20	20
Street side, min (ft)	40	40
Rear lot line setback - accessory buildings, min (ft)	25	25

N/A = Not Applicable

<sup>1</sup> Lots as small as 1 acre may be permitted upon approval by the zoning administrator for the first split of a parent parcel where the density requirements are met. Such lots shall be subject to the dimensional standards in Table 408.16.1.

<sup>2</sup> The minimum lot width shall not apply to lots that front on a curved street or the curved portion of a cul-de-sac street provided the lot complies with all other lot and setback requirements.

<sup>3</sup> Building heights are unlimited with the exception of residential structures, which shall not exceed 35 feet in height.

<sup>4</sup> Unless otherwise specified for a specific use in [Chapter 404](#) of this ULDC, buildings used for agricultural processing or packaging shall not be less than 100 feet from all lot or property lines.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 11-18, § 1(Exh. A), 12-13-11; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

# B-3 Alachua County Land Development Code

Article II. Use Table																									
Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
Key: P = Permitted Use		L = Limited Use		SE = Special Exception		SU = Special Use		A = Accessory Use		NA = Not Applicable															
AGRICULTURAL AND CONSERVATION USES																									
Agriculture	Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Article III
	Agricultural processing, offsite	L	L																	L	L	L	L		<a href="#">section 404.10</a>
	Produce stand	L	L													L	L	L	L				L	L	<a href="#">section 404.11</a>
	Agricultural services	SE	P																						
	Poultry or livestock raising on parcels less than 5 acres	L	L		L	A	A	A																	<a href="#">section 404.13</a>
	Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.5
	Farmers market	L	L									L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.6
	Dairy, commercial	SE																							<a href="#">section 404.14</a>
	Commercial livestock market	SE	P																						
	Private agricultural event center or arena	SE																							<a href="#">section 404.14.5</a>
	Slaughter plant	SE																							
	Farm machinery and lawn and garden equipment repair	L	P																P			P			<a href="#">section 404.15</a>
	Wood processing facility	SE																							<a href="#">section 404.16</a>
	Feed & agriculture supply sales		P													P	P	P	P	P					
	Kennel, Cattery or Private Animal Shelter	L SE			L SE																				<a href="#">404.18</a>
	Animal Sanctuary	SE		SE																					<a href="#">404.18.5</a>
	Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	<a href="#">404.19</a>
Resource-based Recreation	Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	<a href="#">section 404.108</a>

B-3 Alachua County Land Development Code

	Hunting or fishing camp	L SE		L SE																						L SE	<a href="#">section 404.109</a>	
	Marina																									P SE	<a href="#">section 404.110</a>	
	Residential recreational camp	SE		SE																						SE	<a href="#">section 404.111</a>	
Conservation	Public wildlife refuge	P		P																								
	Public park or historic site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
RESIDENTIAL USES																												
Household Living	Single-family detached dwelling	P	A	P	P	P	P	P	P	P				P												A	P	
	Single-family attached dwelling						P	P	P	P				P													P	
	Manufactured home	L	A						L		L																	<a href="#">section 404.21</a>
	Mobile home	L							L		L																	<a href="#">section 404.22</a>
	Manufactured or mobile home park										L																	<a href="#">section 404.23</a>
	Accessory living unit	A			A	A	A	A																				<a href="#">section 404.24</a>
	Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">section 404.25</a>
	Model home	A			A	A	A	A	A																		A	<a href="#">section 404.26</a>
	Multiple-family dwelling									P			P														P	
	Residential over commercial												P	P	P	P	P	P									P	
Group Housing	Assisted living facility									L			L		L												L	<a href="#">section 404.27</a>
	Nursing home													P	P												P	
	Dormitory									P					P													
	Fraternity or sorority house										P																	
	Community residential home, small	L			L	L	L	L	L				L														L	<a href="#">section 404.28</a>
	Community residential home, large	SE								L			L														L	<a href="#">section 404.29</a>
PUBLIC AND CIVIC USES																												
Adult and Child Care	Adult day care									L			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	<a href="#">section 404.30</a>
	Child care center	SE	SE		SE	SE	L	SE	L				L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	<a href="#">section 404.31</a>

B-3 Alachua County Land Development Code

	Family child care home	L			L	L	L	L	L	L			L										L	<a href="#">section 404.32</a>		
Educational Facilities	Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SU	<a href="#">section 404.34</a>	
	Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	L	<a href="#">section 404.34</a>	
	Educational facility, vocational, business or technical school; college or university	A													P	P	P		P	P	P	P		P		
Community Services	Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	P	<a href="#">section 404.35</a>
	Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		<a href="#">section 404.36</a>
	Funeral home											SE			P									P	<a href="#">section 404.37</a>	
	Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	<a href="#">section 404.38</a>
	Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">section 404.39</a>
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		<a href="#">section 404.40</a>
	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">section 404.41</a>
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">section 404.42</a>
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	L	L	L	P	<a href="#">section 404.43</a>	
	Commercial animal boarding or training facility		SE														SE	SE		SE	SE				<a href="#">section 404.44</a>	
	Pet rescue organization	L													L	L	L	L						L	<a href="#">section 404.44.5</a>	
Health and Medical Facilities	Hospital													P												
	Medical clinic or lab	SE	P										P	P	P	P	P	P	P	P	P	P	P	P	P	
	Medical marijuana dispensary												L		L	L	L	L								<a href="#">section 404.45</a>
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L	L	L	L	L	L	<a href="#">section 404.46</a>
	Massage therapist														L	L	L	L	L	L	L			L	<a href="#">section 404.47</a>	









B-3 Alachua County Land Development Code

	Heavy machinery and equipment sales and repair																		SE			P						
	Cab company or limousine service																			P	P		P					
Heavy Industrial	Heavy industrial, except as listed below																						P					
	Asphalt or concrete batching plant																							SE				
Waste-Related Service	Waste-related service, except as listed below																							SE				
	Junk, salvage or recycled metal yard																							SE				<a href="#">section 404.85</a>
	Solid waste transfer station	L																						L				<a href="#">section 404.86</a>
	Package treatment plant	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		<a href="#">section 404.87</a>
	Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		<a href="#">section 404.88</a>
	Land application of biosolids	SE																										<a href="#">section 404.89</a>

	Materials recovery, recycling and composting																							SE				<a href="#">section 404.89.5</a>
	Storage, transfer or treatment of hazardous waste																								SE			
Mining, Excavation and Fill Operations	Mining, excavation and fill operations	SU																										Article XXIV
Public Fairground	Public Fairground																								L			Article XXV

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 05-14, § 2(Exh. A), 7-20-06; Ord. No. 07-07, § 2(Exh. A), 4-27-07; Ord. No. 08-06, § 2(Exh. A), 4-22-08; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 09-05, § 2(Exh. A), 9-9-09; Ord. No. 10-09, § 2(Exh. B), 4-13-10; Ord. No. 10-13, § 2(Exh. A), 6-8-10; Ord. No. 10-16, § 2(Exh. A), 8-10-10; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 13-14, § 2(Exh. A), 8-27-13; Ord. No. 2014-08, § 2, Exh. A, 5-3-14; Ord. No. 15-06, § 2(Exh. A), 4-14-15; Ord. No. 2016-15, § 2(Exh. B), 8-9-16; Ord. No. 2016-19, § 2(Exh. A), 10-11-16; [Ord. No. 2018-23](#), § 2(Exh. A), 10-9-18)

# **Appendix C**

## Maps

Appendix C

Exhibit C-1 – Major Development of Regional Impact (DRIs)

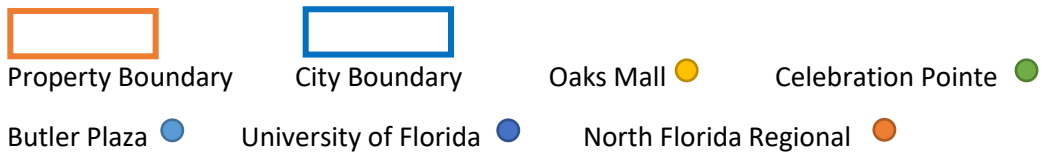
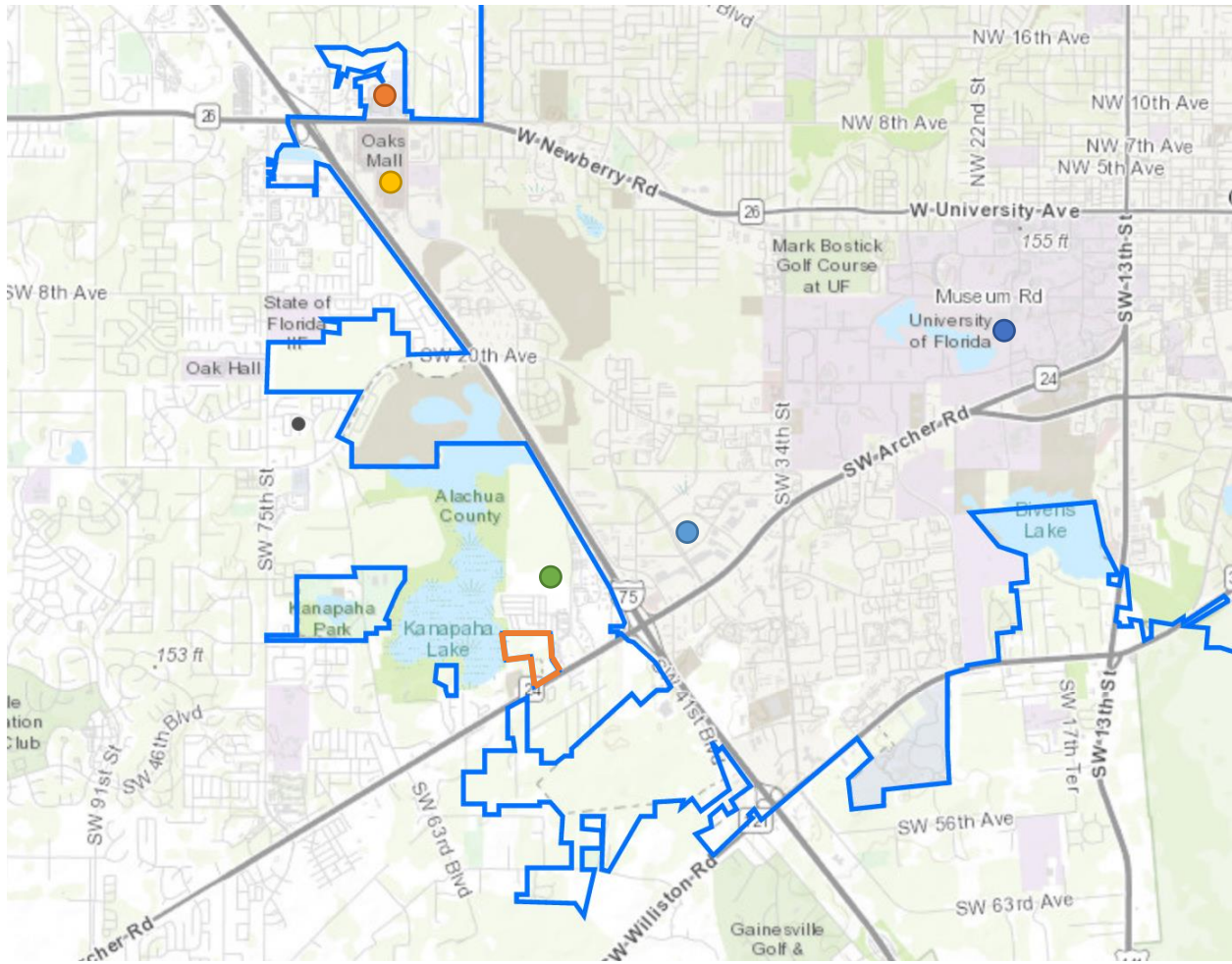


Exhibit C-2 Map: Existing Zoning

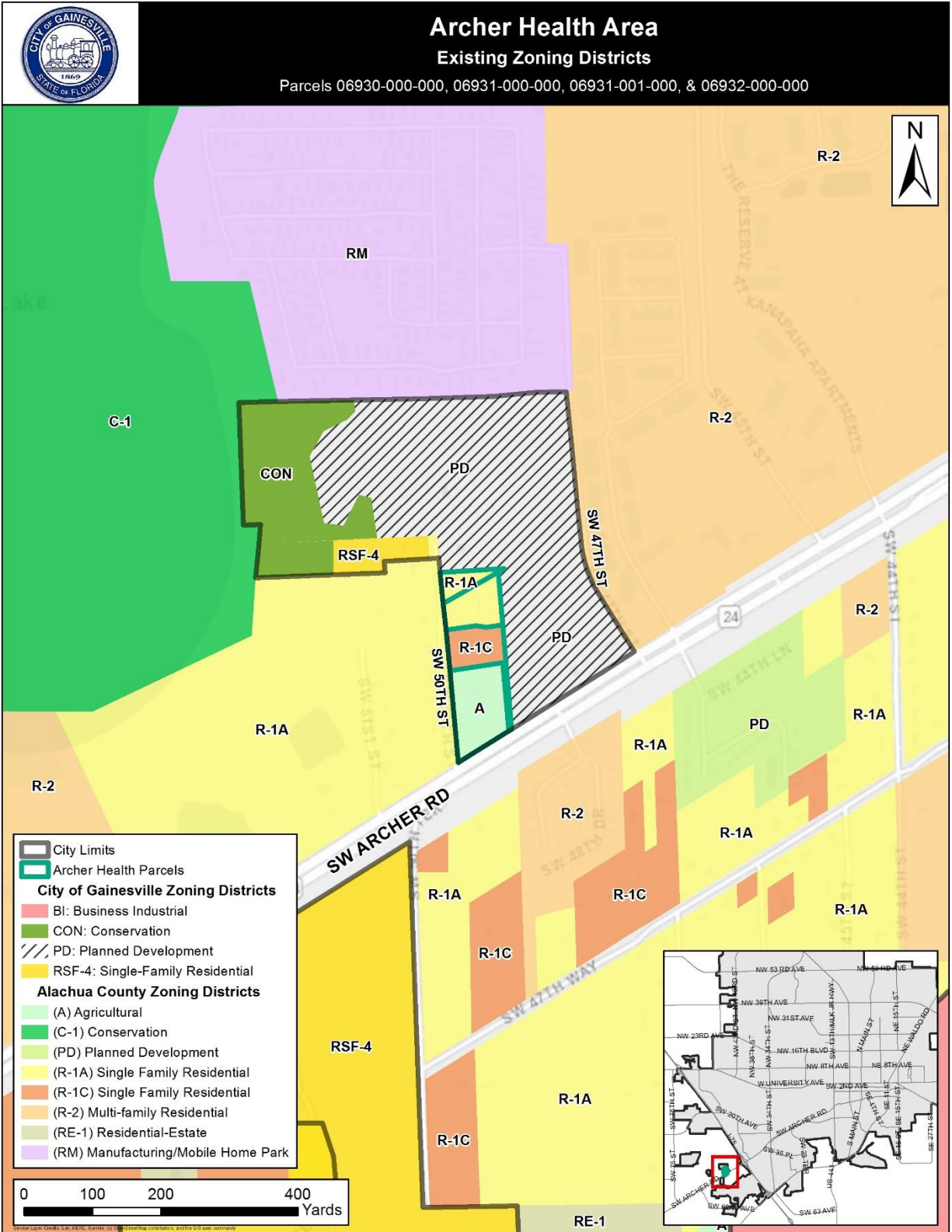


Exhibit C-3 Map: Proposed Zoning

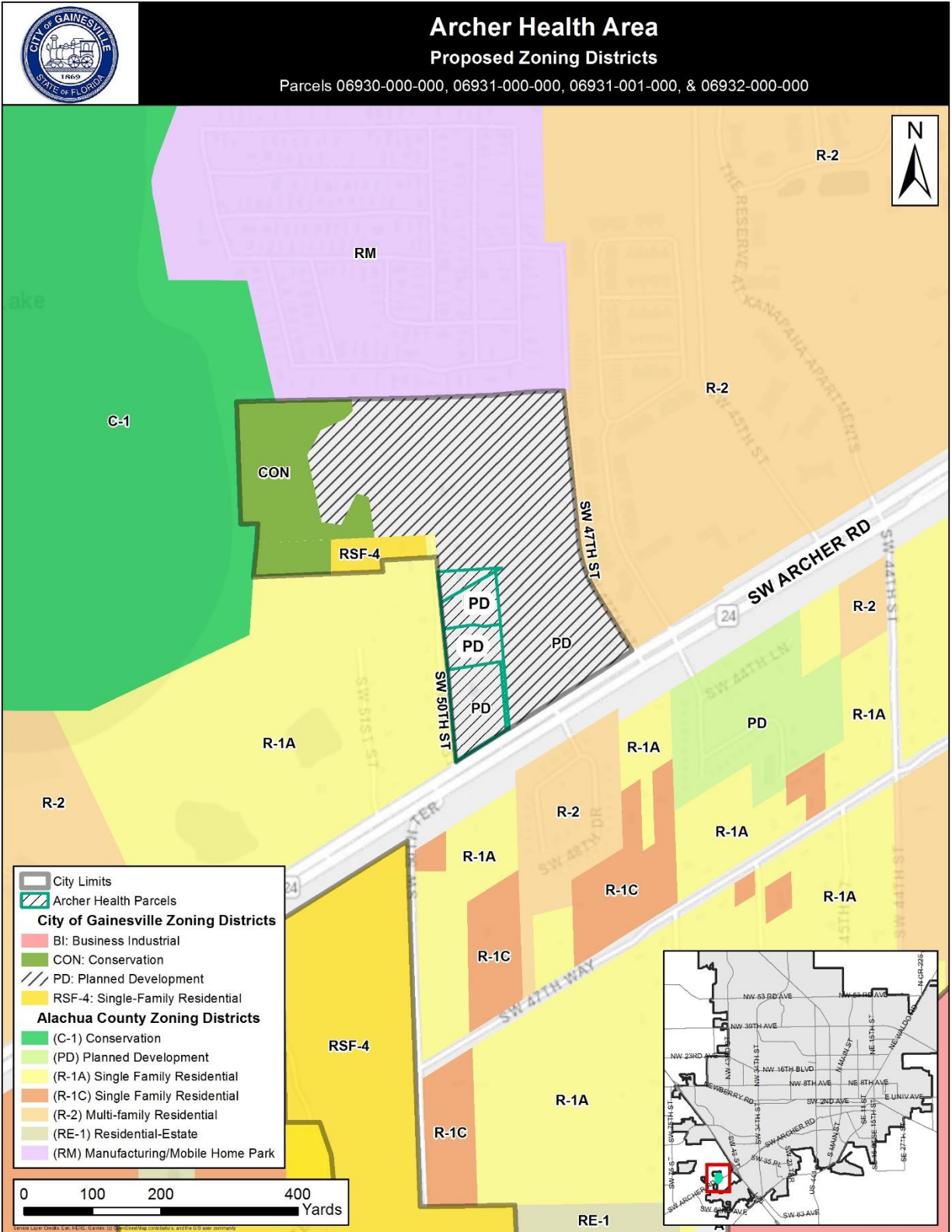


Exhibit C-4 Map: Flood Zone A

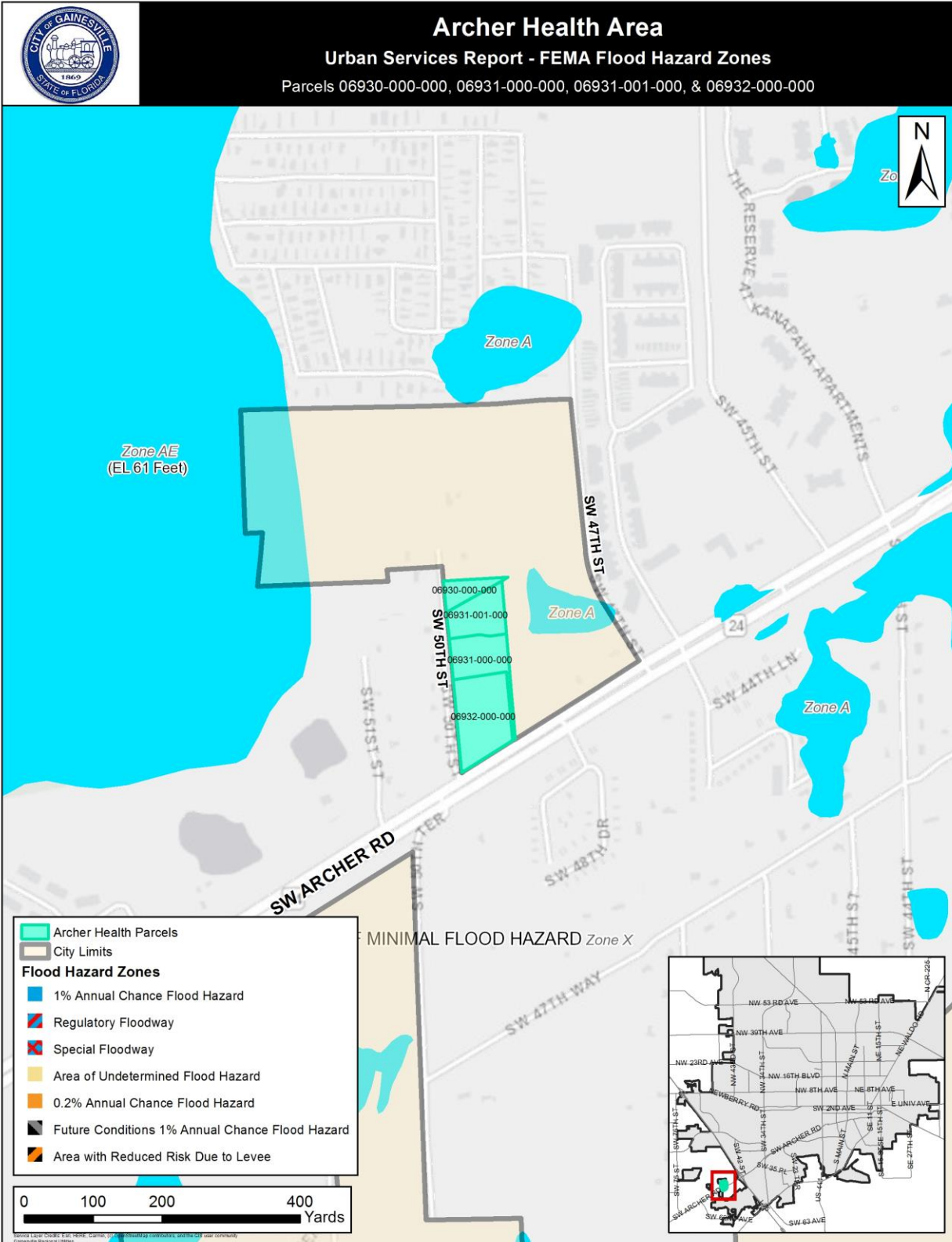




Exhibit C-5 Transportation Mobility Program Area (TMPA) Zone

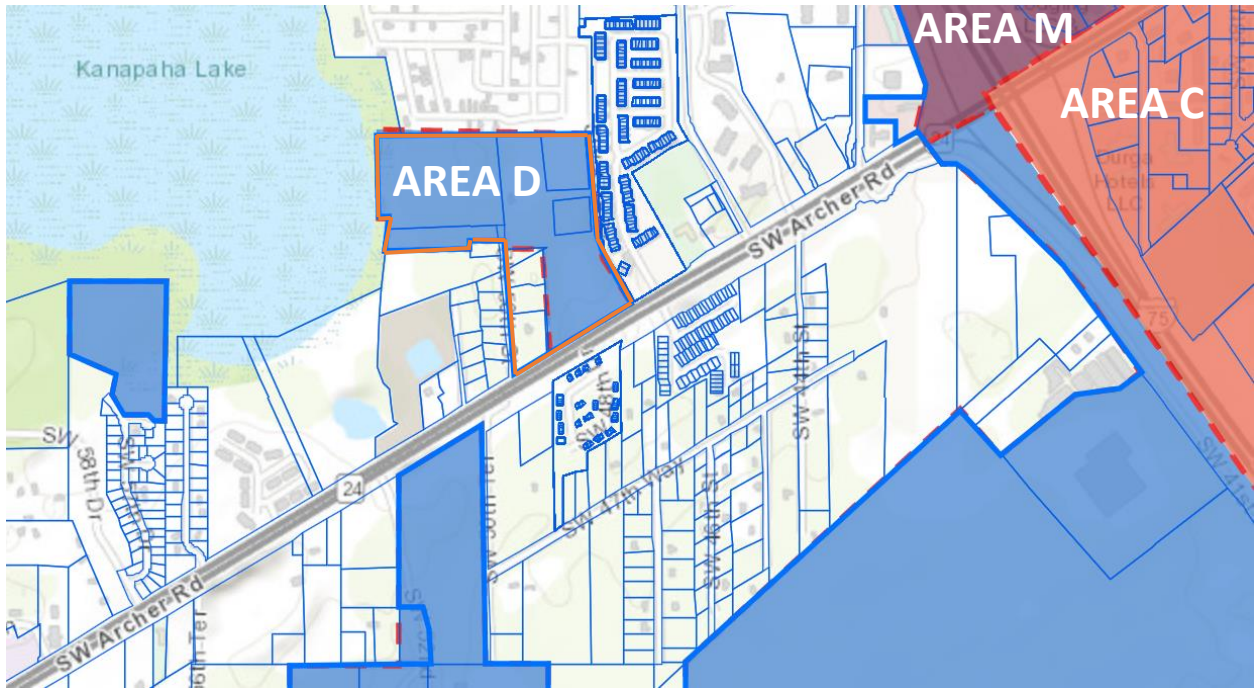


Exhibit C-6 University of Florida Context Area

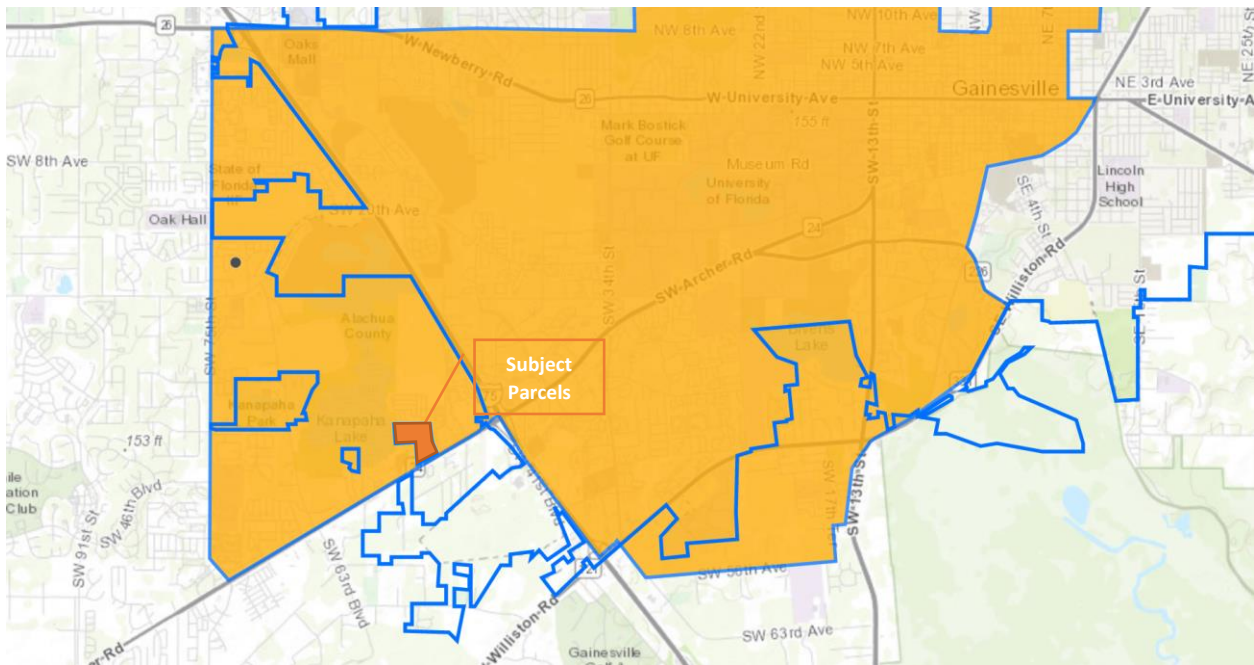


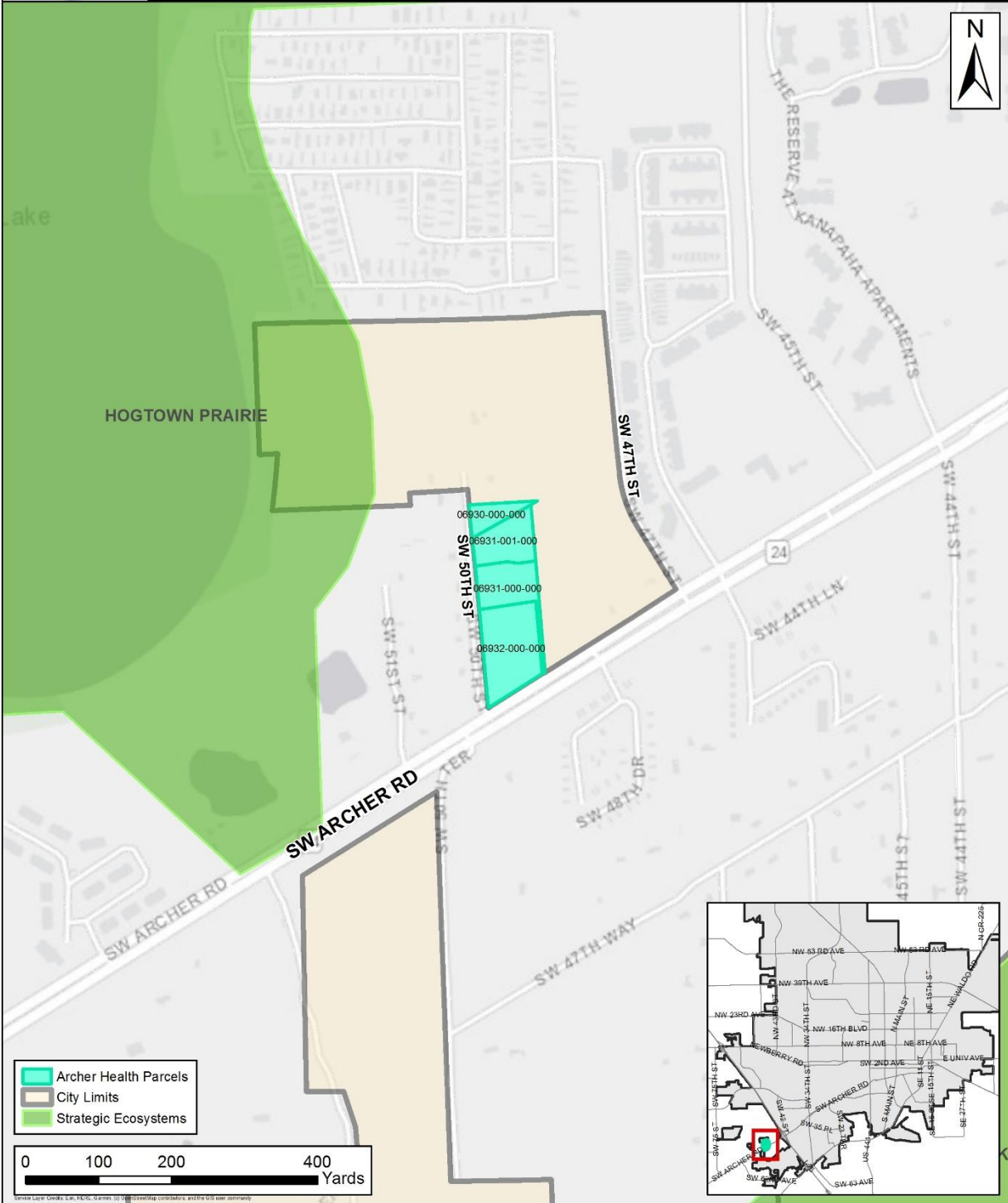
Exhibit C-7 Strategic Ecosystems



# Archer Health Area

## Urban Services Report - Strategic Ecosystems

Parcels 06930-000-000, 06931-000-000, 06931-001-000, & 06932-000-000



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# **Appendix D**

Executive Summary CHW Report



# ARCHER HEALTH

## Rezoning – Justification Report

November 12, 2019

Revised January 6, 2020

**Prepared for:**

City of Gainesville Department of Doing

**Prepared on behalf of:**

Stam Ventures, LLC

**Prepared by:**

CHW

**PN# 18-0490**

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# 1. Executive Summary

**To:** Andrew Persons, AICP, Department of Doing Director (Interim)  
**From:** Ryan Thompson, AICP, Project Manager  
**Date:** ~~November 12, 2019~~ Revised January 6, 2020  
**Re:** Archer Health – Rezoning Application

PN #18-0490

<p><b>Jurisdiction:</b> City of Gainesville</p>	<p><b>Intent of Application:</b> Incorporate recently annexed parcels (Ordinance No. 180538 and 181065) into the existing Council on Aging PUD (Ordinance No. 090741) and PD (Ordinance No. 100604.)</p>
<p><b>Physical Address:</b> North of SW Archer Road/SR 24, east of SW 50<sup>th</sup> Street, and west and south of Tax Parcel 06933-000-000.</p>	
<p><b>Parcel Number:</b> Existing PUD: 06916-001-000, 06929-000-000, 06933-000-000, and a portion of 06916-000-000 Proposed PUD: 06930-000-000, 06931-000-000, 06931-001-000, and 06932-000-000</p>	<p><b>Acres:</b> ±27.7 acres (ac) (Source: City of Gainesville Ordinance No. 100604, 180538, and 181065)</p>
<p><b>Existing Future Land Use (FLU) Classification:</b> <i>Low Density Residential (1-4 du/ac)(County)</i> Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit-oriented developments (TOD) and planned developments may include mixed housing types and mixed uses. The Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.</p> <p><i>Cottage Neighborhoods</i> Policy 1.8.3: Cottage Neighborhoods meeting the design requirements for such neighborhoods in the Unified Land Development Code <b>shall be allowed to develop at two times the maximum units per acre</b> of the underlying future land use designation.</p> <p><i>Planned Use District (PUD) (City)</i> This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design</p>	<p><b>Proposed Future Land Use (FLU) Classification:</b> <i>Planned Use District (City)</i> This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.</p>

<p>features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.</p>	
<p><b>Existing Zoning District:</b>  <i>R-1A: Single-Family Residential (1-4 du/ac) (County) (±0.44 ac)</i>  The single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the comprehensive plan and the associated designations on the future land use map.</p> <p>Alachua County Future Land Use Element, Policy 1.8.3 allows for cottage neighborhoods meeting the design requirements of the Unified Land Development Code (ULDC) §407.154 to develop at two times the maximum units per acre of the underlying FLU designation. The existing R-1A and R-1C Zoning District permits up to four (4) dwelling units per acre or 10 dwelling units (±2.5 acres x 4 du/ac). If developed as a cottage neighborhood, the resulting density on the R-1A and R-1C zoned parcels is <b>20 dwelling units</b> (±2.5 acres x 8 du/ac).</p> <p><i>R-1C: Single-Family Residential (1-4 du/ac) (County) (±2.11 ac)</i>  The single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the comprehensive plan and the associated designations on the future land use map.</p> <p><i>A: Agricultural (1 du/5 ac) (County) (±1.88 ac)</i>  The agricultural district (A) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities.</p> <p><i>PD: Planned Development (City) (±23.57 ac)</i>  The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems</p>	<p><b>Proposed Zoning District:</b>  <i>PD: Planned Development</i>  The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.</p>

necessary to protect the public health, safety, and general welfare.

**Application Intent:**

The requested PUD FLU and PD Zoning District is intended to allow for development on the newly annexed parcels consistent with the existing PUD/PD. The PUD was adopted per Ordinance No. 090741 and the PD was adopted per Ordinance No. 100604.

**Net Density/Intensity Change:**

**Existing Entitlements:**

- PD Zoning District:
  - 180 Skilled Nursing Facility (SNF) beds,
  - 130 Assisted Living Facility (ALF) beds, and
  - 75,000 square feet (sf) of Gross Floor Area (GFA)
- R-1A + R-1C<sup>1</sup>: 2.55 ac \* 8 dwelling unit/acre (du/ac) = 20 du
- A: 1.88 ac \* 1 du / 5 ac = 1 du
- *Total: 310 beds, 75,000 sf and 21 du*

**Proposed Entitlements:**

- Existing PD entitlements plus an additional 105 ALF beds
- *Total: 415 beds and 75,000 sf*

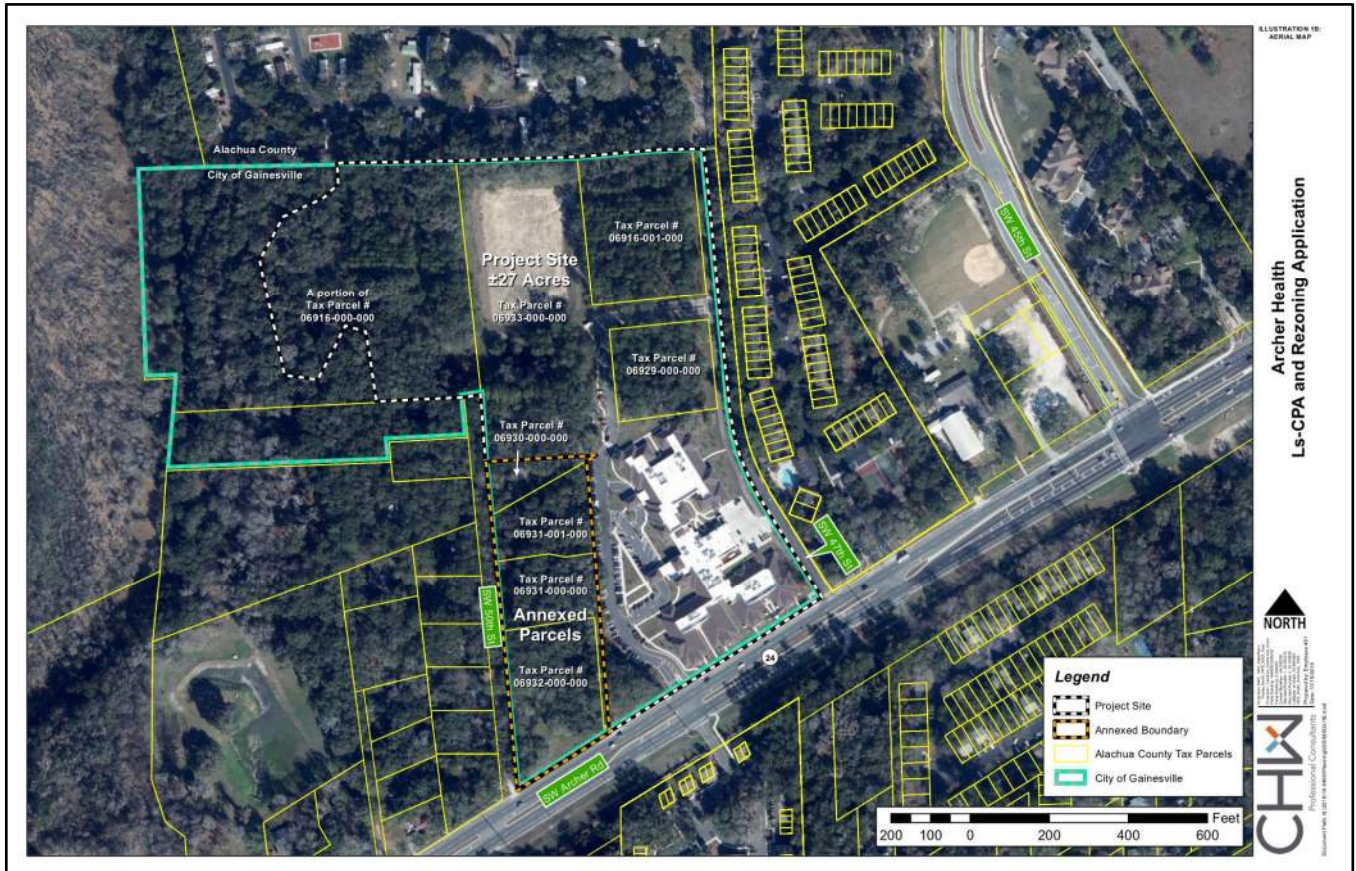
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<sup>1</sup> Cottage neighborhoods provide opportunities for creative infill development with the intent to promote a variety of housing types and sizes and a more efficient use of land. Alachua County Future Land Use Element, Policy 1.8.3 allows for cottage neighborhoods meeting the design requirements of the Unified Land Development Code (ULDC) §407.154 to develop at two times the maximum units per acre of the underlying FLU designation. The existing R-1A and R-1C Zoning District permits up to four (4) dwelling units per acre or 10 dwelling units (±2.5 acres x 4 du/ac). If developed as a cottage neighborhood, the resulting density on the R-1A and R-1C zoned parcels is **20 dwelling units** (±2.5 acres x 8 du/ac). Since the land area with the A Zoning District designation does not meet the 5 acre minimum, it was not calculated in the cottage neighborhood density.



## 2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to amend the City of Gainesville Official Zoning Atlas on ±27.7 acres (Alachua County Tax Parcels 06916-1, 06929, 06930, 06931, 06931-1, 06932, 06933, and a portion of 06916.) The subject property is located north of SW Archer Road and includes the Council on Aging PUD (Ordinance No. 090741) and PD (Ordinance No. 100604.) An aerial of the site's location can be found in Figure 1.



**Figure 1: Aerial Map**

This submittal is a result of the recent annexation of four (4) tax parcels into the City of Gainesville. The annexations were approved in two (2) parts: Ordinance No. 180538 and 181065. The annexed parcels are designated County Low Density Residential FLU and a combination of three (3) zoning districts: A, R-1A, and R-1C. This application requests the PD Zoning District while a companion application requests the PUD FLU. The intent is to incorporate the annexed parcels into the Council on Aging PUD/PD.

Both applications are consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and Land Development Code (LDC) regulations. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

**Table 1: Adjacent Future Land Use and Zoning Designations**

Direction	FLU Designation	Zoning Designation
North	PUD	PD
East	PUD	PD
South	SW Archer Road (SR 24) right-of-way (r/w) / Institutional	SW Archer Road (SR 24) r/w / R-1A
West	SW 50 <sup>th</sup> Street r/w / Low Density Residential	SW 50 <sup>th</sup> Street r/w / R-1A (County)

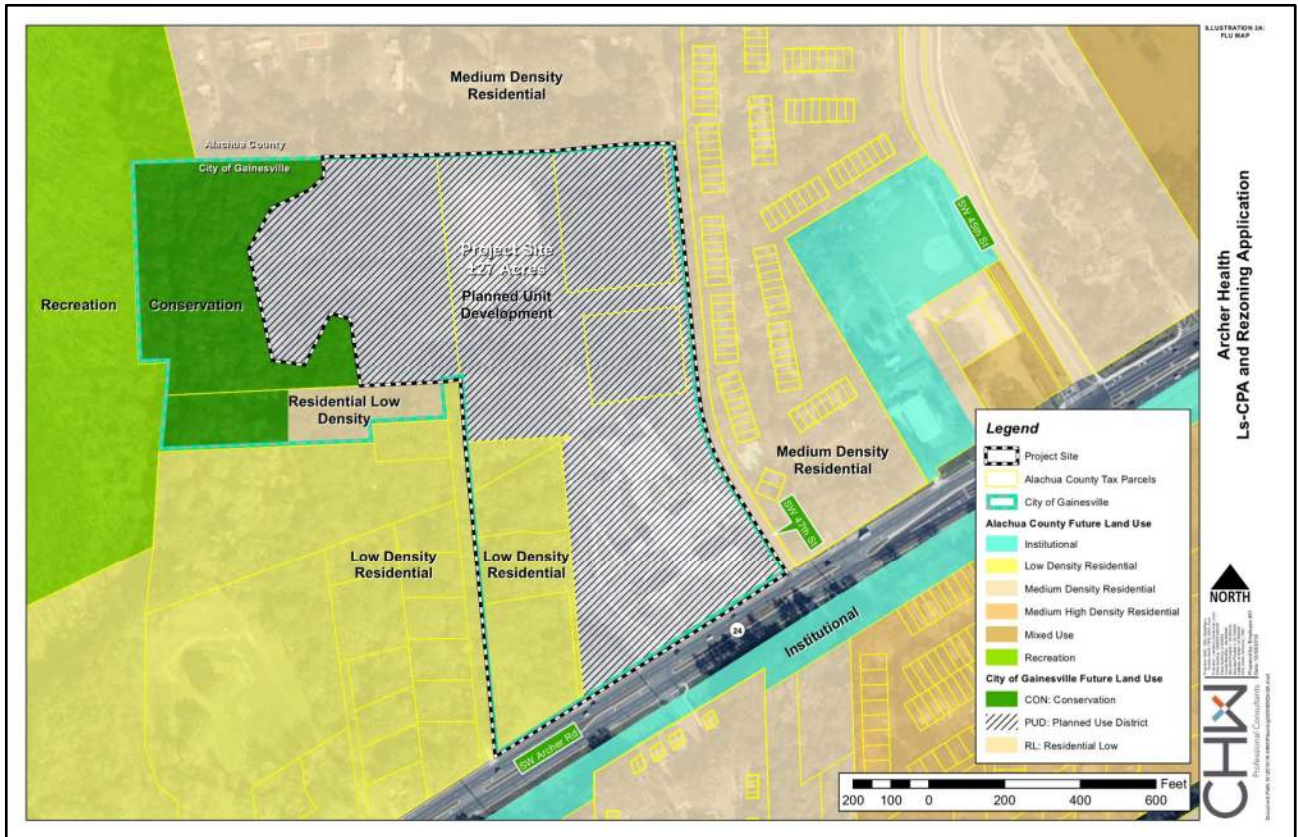


Figure 2: Future Land Use Map

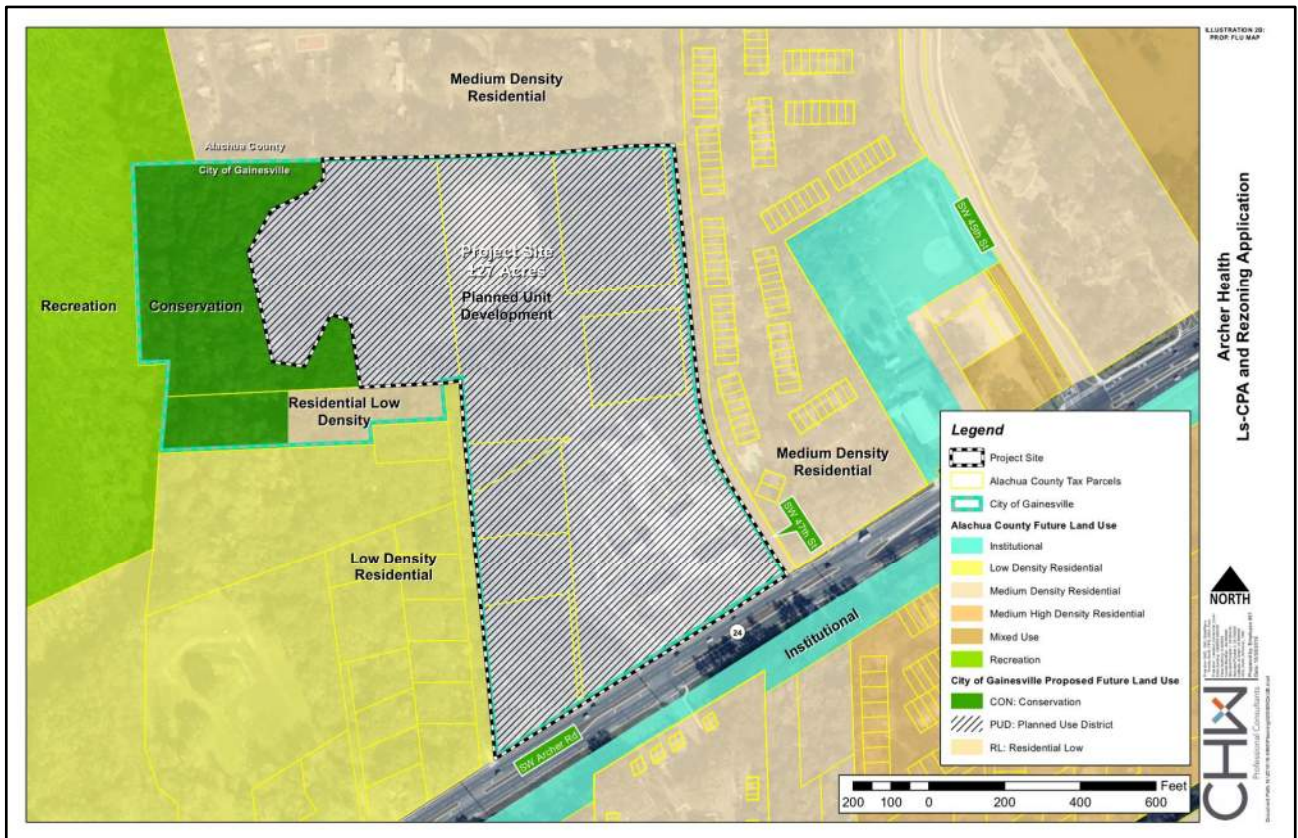


Figure 3: Proposed Future Land Use Map

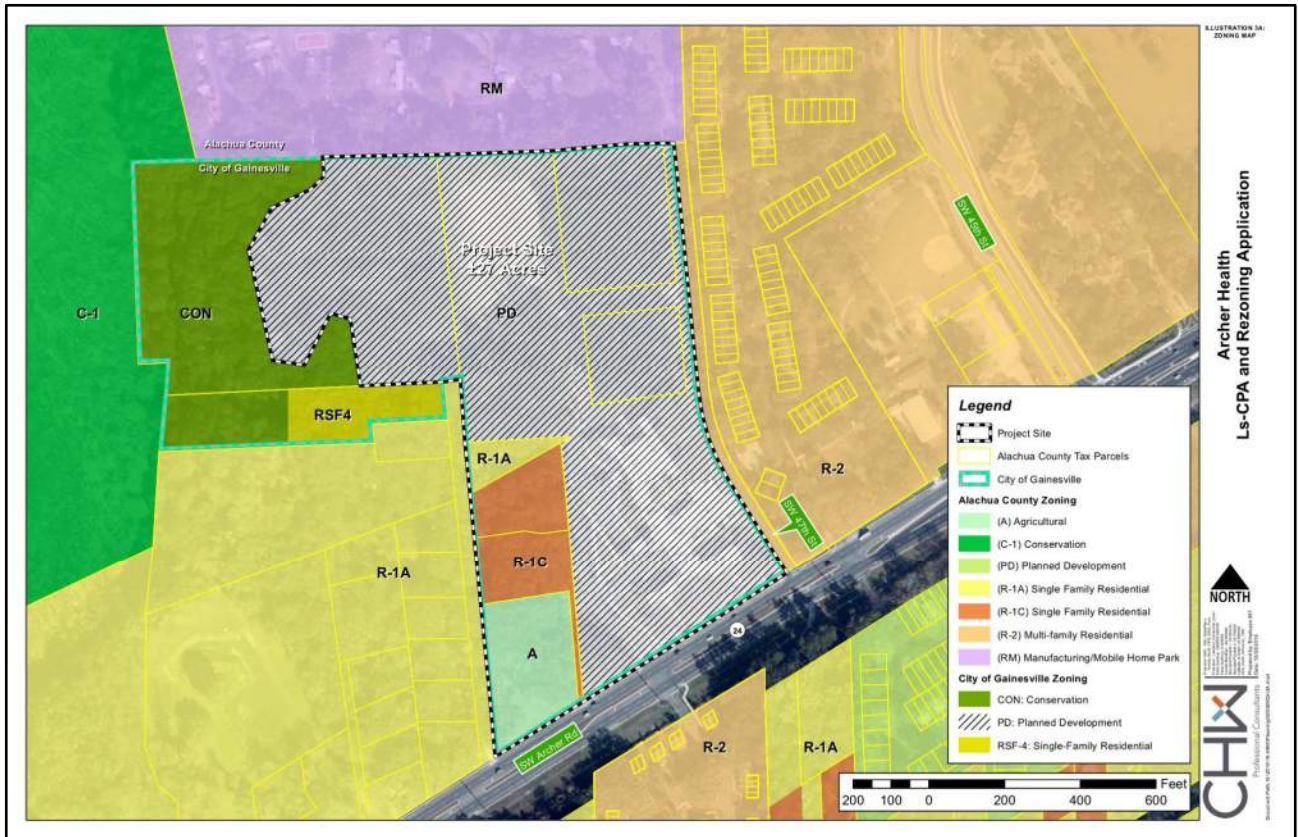


Figure 4: Zoning Map

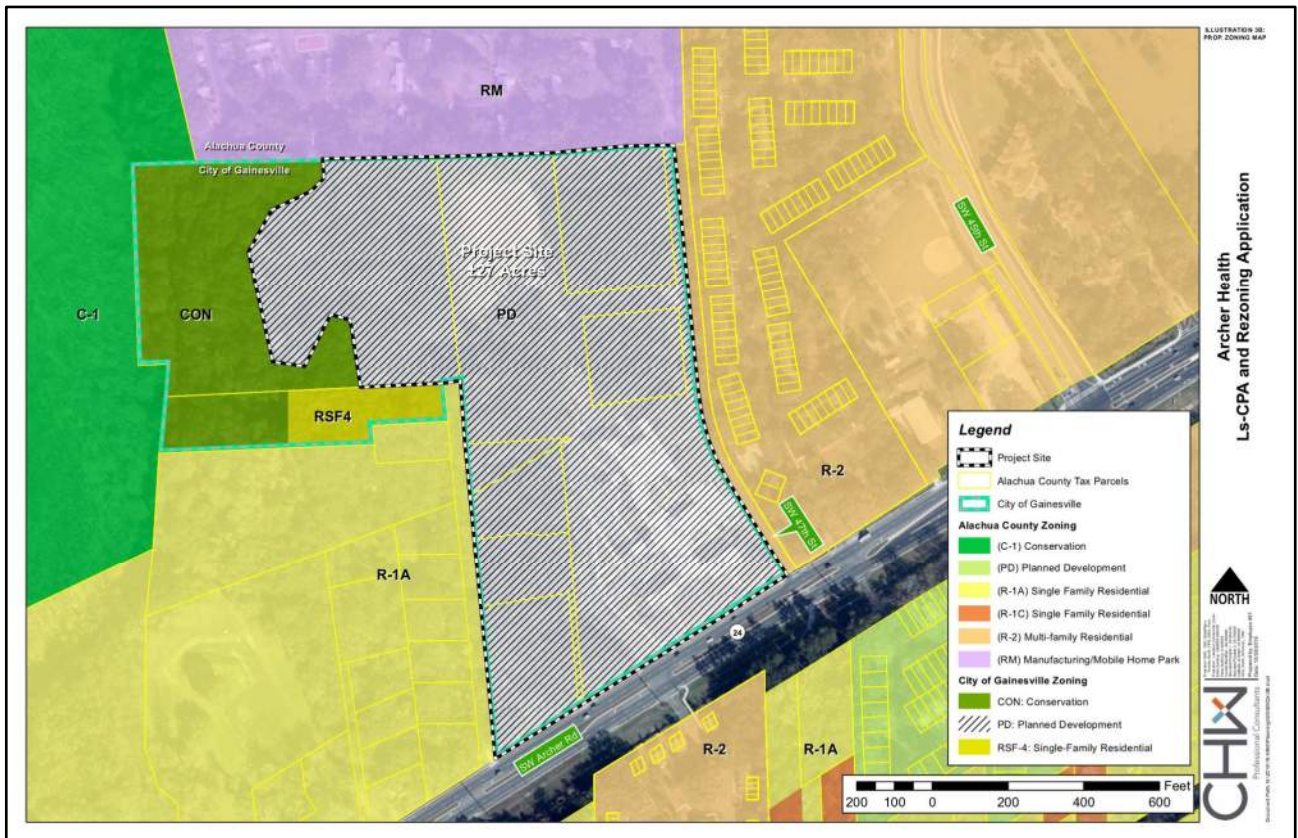


Figure 5: Proposed Zoning Map

### 3. PUBLIC FACILITIES ANALYSIS

#### IMPACT ON RESIDENTIAL STREETS

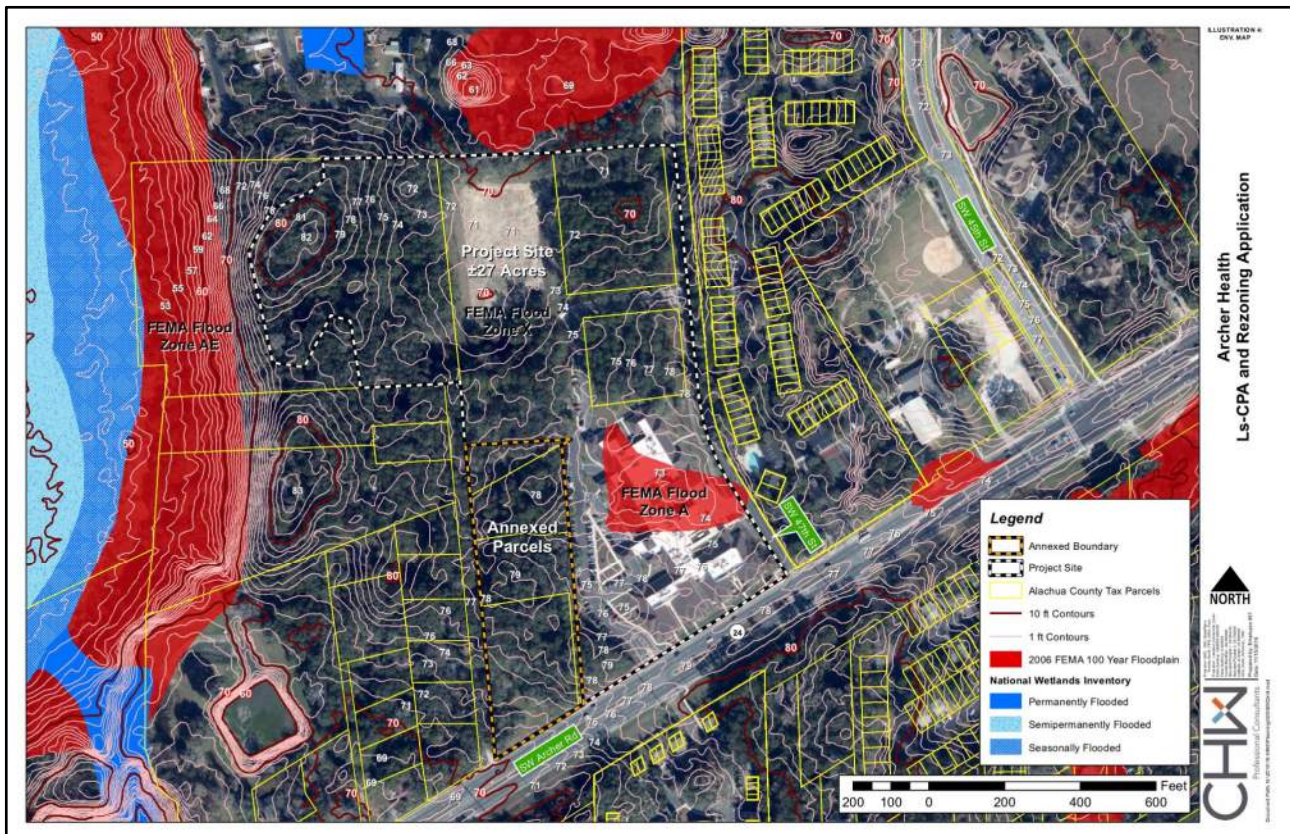
There are no anticipated impacts to residential streets. Condition 21 in PD Ordinance No. 100604 allows for three primary access points, one off SW Archer Road and two off SW 47<sup>th</sup> Street. A secondary access on SW 47<sup>th</sup> Street is dedicated to service and emergency vehicles. The proposed development will continue to utilize these existing access points. No direct connection to SW 50<sup>th</sup> Street is desired. SW 50<sup>th</sup> Street is located within unincorporated Alachua County and is not dedicated right-of-way.

#### IMPACT ON NOISE AND LIGHTING

The intent of this application is to permit additional Assisted Living Facilities (ALF) beds, which is currently a permitted use in the Council on Aging PUD/PD. Future development will be consistent with the uses already listed in the PD ordinance and will remain compatible with surrounding properties. The residential properties in which the Council on Aging PUD/PD previously abutted along the western boundary were the subject of the annexations. Therefore, the revised PD boundary, if approved, will not abut residential property.

#### ENVIRONMENTAL FEATURES

The recently annexed parcels are currently developed as single-family residences and do not contain wetlands, FEMA Floodplain, or other environmental features that require preservation. The FEMA floodplain on the Council on Aging PD was addressed with a previous development plan. The western boundary of tax parcel 06916-000-000 contains FEMA floodplain and wetlands and is designated Conservation FLU/Zoning, not PUD/PD. According to Section 5 of PD Ordinance No. 100604, the Conservation Zoning District will be preserved and protected in its natural state.



## Figure 6: Topography, Wetlands, and FEMA Floodplain Map

The annexed parcels and the Council on Aging PUD/PD contain soils that are suitable for the proposed development, including:

- Arredondo Fine Sand, 0 to 5% slopes (Hydro Group: A)
- Candler Fine Sand, 0 to 5% slopes (Hydro Group: A)
- Millhopper-Urban Land Complex, 0 to 5% slopes (Hydro Group: A)

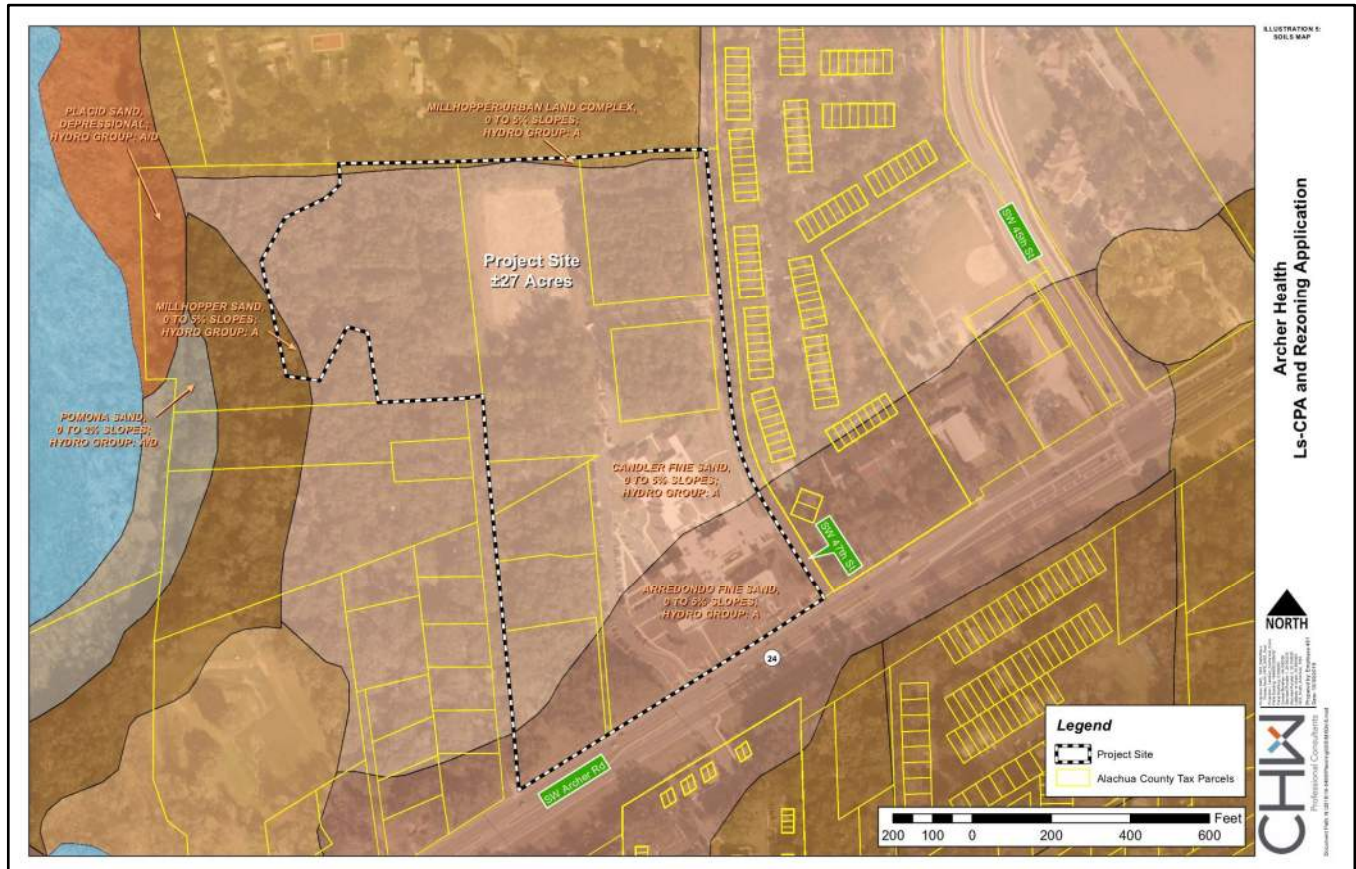


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

### HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

### COMMUNITY CONTRIBUTIONS

Approval of this application allows for additional Assisted Living Facilities (ALF) beds within an approved PUD/PD that allows mix of Office (medical, dental, & other health related services), ALF, and Skilled Nursing Facilities (SNF) uses. The facility's intent is to meet client health needs by providing healthcare to a diverse income bracket and allow clients' to "age in place."

## POTENTIAL LONG-TERM ECONOMIC BENEFITS

With the newly annexed parcels currently serving as single-family residential home sites, future development will increase the project site's tax base, which will have a long-term contribution towards City of Gainesville and Alachua County services. Approval of this application allows for a continued mix of healthcare uses that is more economically viable than single-family use. The Council on Aging PUD/PD also meets a range of healthcare needs of our aging population within a single, campus-like setting, which is unique to most healthcare facilities.

### LEVEL OF SERVICE (LOS)

This application requests to change the site's existing Zoning District designation from Alachua County A, R-1A, and R-1C to City of Gainesville Planned Development (PD) with the intent to permit uses and conditions approved by PUD Ordinance No. 090741 and PD Ordinance No. 100604. The annexation of tax parcels 06931-000-000, 06931-001-000, and 06932-000-000 was approved on February 21, 2019 by Ordinance No. 180538 and the annexation of tax parcel 06930-000-000 was approved on September 5, 2019 by Ordinance No. 181065.

These calculations demonstrate the uses approved by PD Ordinance No. 100604 as well as the intended uses for the newly annexed parcels, 105 Assisted Living Facility (ALF) beds. The 180 bed Skilled Nursing Facility (SNF) has already been developed.

### Existing Maximum Permitted Density/Intensity:

#### PD Ordinance No. 100604

- SNF: 180 beds
- ALF: 130 beds
- Medical Offices: 75,000 square feet (sf) of Gross Floor Area (GFA)

#### Annexed Parcels

- Total: 21 du
  - R-1A + R-1C<sup>2</sup>: 2.55 ac \* 8 dwelling unit/acre (du/ac) = 20 du
  - A: 1.88 ac \* 1 du / 5 ac = 1 du

### Proposed Maximum Permitted Density/Intensity:

- SNF: 180 beds
- ALF: 235 beds
- Medical Offices: 75,000 sf of GFA

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<sup>2</sup> Cottage neighborhoods provide opportunities for creative infill development with the intent to promote a variety of housing types and sizes and a more efficient use of land. Alachua County Future Land Use Element, Policy 1.8.3 allows for cottage neighborhoods meeting the design requirements of the Unified Land Development Code (ULDC) §407.154 to develop at two times the maximum units per acre of the underlying FLU designation. The existing R-1A and R-1C Zoning District permits up to four (4) dwelling units per acre or 10 dwelling units (±2.5 acres x 4 du/ac). If developed as a cottage neighborhood, the resulting density on the R-1A and R-1C zoned parcels is **20 dwelling units** (±2.5 acres x 8 du/ac). Since the land area with the A Zoning District designation does not meet the 5 acre minimum, it was not calculated in the cottage neighborhood density.

Trip Generation Analysis

**Table 2: Potential Net Trip Generation**

Land Use (ITE) <sup>1</sup>	Units <sup>2</sup>	Daily		AM Peak		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
<b>Proposed</b>							
Nursing Home (ITE 620)	180	3.06	551	0.17	31	0.22	40
Assisted Living (ITE 254)	235	2.60	611	0.19	45	0.26	61
Medical-Dental Office Building (ITE 720)	75	34.80	2,610	2.78	209	3.46	260
<b>Net Total</b>	-	-	<b>3,772</b>	-	<b>285</b>	-	<b>361</b>
<b>Currently Permitted</b>							
Single-Family Detached Housing (ITE 210)	21	9.44	198	0.74	16	0.99	21
Nursing Home (ITE 620)	180	3.06	551	0.17	31	0.22	40
Assisted Living (ITE 254)	130	2.60	338	0.19	25	0.26	34
Medical-Dental Office Building (ITE 720)	75	34.80	2,610	2.78	209	3.46	260
<b>Net Total</b>	-	-	<b>3,697</b>	-	<b>281</b>	-	<b>355</b>
<b>Net Trip Generation</b>	-	-	<b>75</b>	-	<b>4</b>	-	<b>6</b>

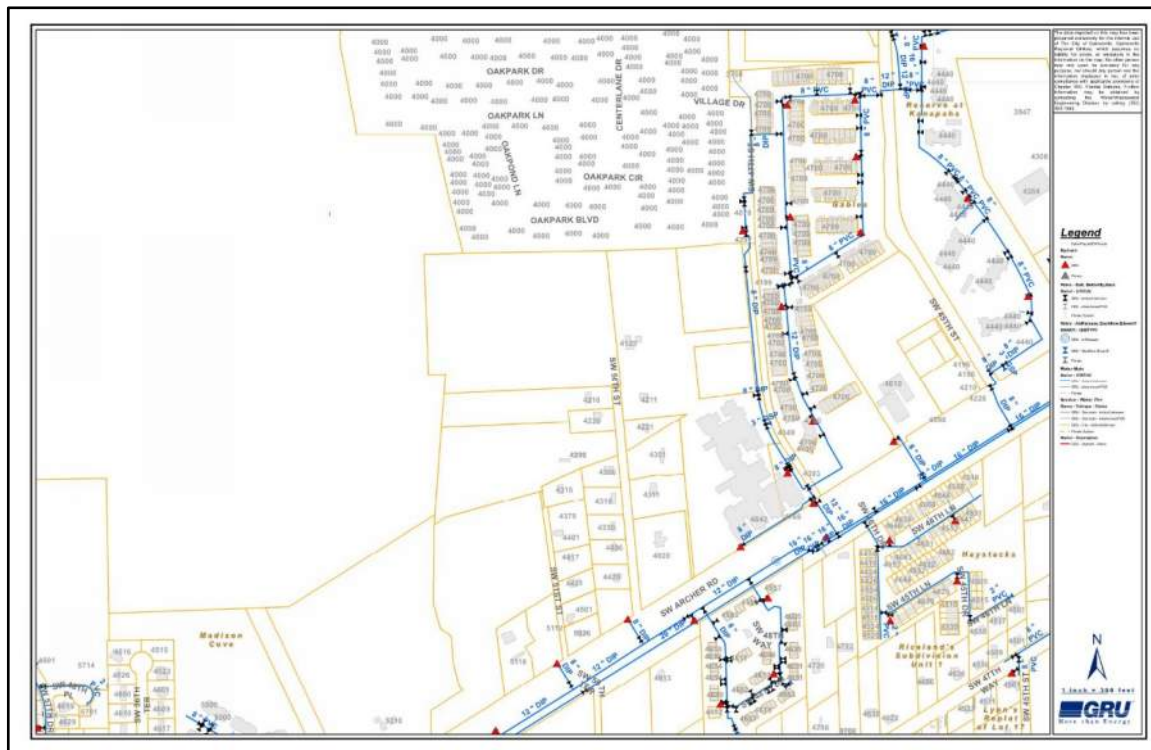
1. Source: ITE Trip Generation 10<sup>th</sup> Edition

2. Units are calculated as follows:

- a. Nonresidential units are based on every 1,000 ft<sup>2</sup> GFA;
- b. SNF and ALF units are based on every bed; and
- c. Residential units are based on every dwelling unit.

**Conclusion:** Approval of this application *will* result in an increase of the site's theoretical daily trips generated from onsite development. Transportation mitigation will be consistent with the City's adopted Transportation Mobility Program Area D policies.

## Potable Water Analysis



**Figure 8: GRU Potable Water Map**

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available for connection to the site. There is an 8” DIP that runs along the eastern and southeastern boundaries of the Tax Parcel 06933-000-000 (SW 47<sup>th</sup> Street and Archer Road) and serves existing onsite development. Future onsite development will also connect to this potable water infrastructure.

**Table 3: Potential Potable Water Impact**

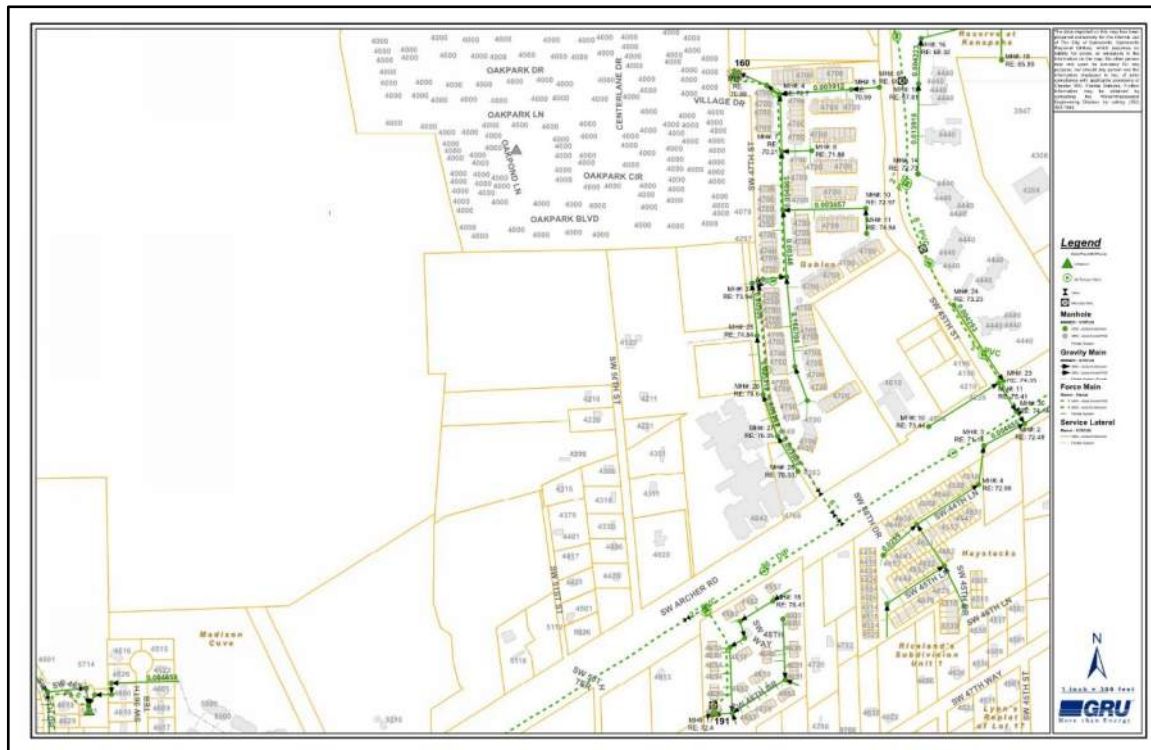
Land Use	Maximum Units <sup>1</sup>	Generation Rate <sup>2</sup>	Estimated Demand (GPD)
<b>Proposed</b>			
Residential	415	200 gallons / capita / day	191,730
Nonresidential	75	200 gallons / capita / day	34,650
<b>Currently Permitted</b>			
Residential	331	200 gallons / capita / day	152,922
Nonresidential	75	200 gallons / capita / day	34,650
<b>Net Demand</b>	<b>-</b>	<b>-</b>	<b>38,808</b>

1. Units are calculated as follows:
  - a. Nonresidential units are based on every 1,000 ft<sup>2</sup> GFA;
  - b. SNF and ALF beds are considered residential units; and
  - c. Residential units are based on every dwelling unit.
2. City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element, (2.31 persons per unit.)

**Conclusion:** Approval of this application will result in an increase of the site’s theoretical impact to the City’s potable water system but will not cause it to operate below the adopted level of service (LOS).



## Sanitary Sewer Analysis



**Figure 9: GRU Sanitary Sewer Map**

Based on Figure 9, a map provided by GRU, sanitary sewer infrastructure is available for connection to the site. An active gravity main runs along the eastern boundary of Tax Parcel 06933-000-000, within the SW 47<sup>th</sup> Street r/w. Future development on this site will also utilize this sanitary sewer infrastructure.

**Table 4: Potential Sanitary Sewer Impact**

Land Use	Maximum Units <sup>1</sup>	Generation Rate <sup>2</sup>	Estimated Demand (GPD)
<b>Proposed</b>			
Residential	415	106 gallons / capita / day	101,617
Nonresidential	75	106 gallons / capita / day	18,365
<b>Currently Permitted</b>			
Residential	331	106 gallons / capita / day	81,048
Nonresidential	75	106 gallons / capita / day	18,365
<b>Net Demand</b>	-	-	<b>20,569</b>

1. Units are calculated the same as Table 3.

2. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element, (2.31 persons per unit.)

**Conclusion:** Approval of this application *will* result in an increase of the site's theoretical impact to the City's sanitary sewer system but *will not* cause it to operate below the adopted level of service (LOS).

Solid Waste Analysis

**Table 5: Potential Solid Waste Impact**

Land Use	Maximum Units <sup>1</sup>	Generation Rate <sup>2,3</sup>	Tons Per Year
<b>Proposed</b>			
Residential	415	.65 tons / person / year	623
Nonresidential	75	.65 tons / person / year	113
<b>Currently Permitted</b>			
Residential	331	.65 tons / person / year	499
Nonresidential	75	.65 tons / person / year	113
<b>Net Demand</b>	-	-	-

1. Units are calculated the same as Table 3.
2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.
3. Generation rate estimates 2.31 persons per household.

*Conclusion:* Approval of this application *will* increase the site’s theoretical impact to the City’s solid waste system but *will not* cause it to operate below the adopted LOS.

Education Facilities Analysis

Due to the intent of this application and the approved uses in the PUD FLU and PD Zoning District designations, no educational facilities are anticipated to be impacted by future development.

Recreation Facilities Analysis

As evidenced by Table 6, an excerpt from the City of Gainesville Comprehensive Plan’s Recreation Element, the City’s Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

**Table 6: LOS Standards for Parks**

Park <sup>1,2</sup>	Adopted LOS Standard <sup>1,2</sup>	Existing LOS <sup>1</sup>
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: City of Gainesville Comprehensive Plan, Recreation Element
2. Park standards are in acres per 1,000 people

Council on Aging PD Condition 16 requires “a minimum 20% open space, which shall include a minimum 1.16 acres devoted to active recreation space, including recreational facilities, for residents of the PD.”

## 4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

Future Land Use Element

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

**The newly annexed parcels currently retain the Alachua County Low Density Residential FLU designation. This application is being submitted to expand the PUD/PD boundary by amending PUD Ordinance No. 090741 and PD Ordinance No. 100604 to include the annexed parcels and increase the currently permitted ALF by 105 beds. The nature of the approved and proposed uses typically produce low trip generations, as demonstrated in Table 2 of Section 3 of this report. Additionally, due to the approved mix of uses, onsite residents will be within walking distance to various medical services and onsite open space amenities, reducing vehicle miles traveled.**

Policy 1.2.2

The City should use design standards in the Land Development Code to ensure that higher densities are livable.

**This application is consistent with the standards in the approved PUD and PD ordinances as well as any applicable LDC standards. Onsite uses are compatible, supportive of each other, and encourage aging in place. Approval of this application will expand the PUD/PD to include the annexed parcels and allow an additional 105 ALF beds, further increasing onsite density.**

Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

**The subject property is located along SW Archer Road, less than half a mile from I-75. Area uses consist of multi-family apartment complexes (The Grove and The Reserve at Kanapaha) as well as major mixed-use developments (Celebration Pointe and Butler Plaza.)**

Objective 1.5

Discourage the proliferation of urban sprawl.

**The project site is located within the City of Gainesville on SW Archer Road, less than half a mile from I-75 and surrounded by urban-scale development. As shown in Section 3 of this report, there are available public facilities and services for onsite future development. Future onsite development constitutes as infill development. Approval of this application increases the number of permitted ALF beds, thereby discouraging urban sprawl. Locating mixed-use development in areas suitable for development reduces the development pressure on unsuitable lands and/or lands at the urban fringe. Section 5 of this report demonstrates how this application discourages urban sprawl.**

### Objective 3.1

The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

**A portion of tax parcel 06916-000-000 has Conservation FLU and Zoning District designations. Section 5 of PD Ordinance No. 100604 states that the area zoned Conservation shall be preserved and protected in its natural state. Approval of this application will not amend the Conservation FLU/Zoning District. Additionally, Council on Aging PD Condition 16 requires “a minimum 20% open space, which shall include a minimum 1.16 acres devoted to active recreation space, including recreational facilities, for residents of the PD.”**

### Objective 3.4

The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

**Both existing and proposed onsite development is adequately served by public facilities and services. Section 3 of this report demonstrates that there are services and facilities available to serve the site and future development.**

### Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

#### Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

**This application is being submitted to expand the existing Council on Aging PUD/PD by including the recently annexed parcels. PUD Ordinance No. 090741 and PD Ordinance No. 100604 are consistent with the Comprehensive Plan and LDC. Section 4 of this report demonstrates how this application remains consistent with the City of Gainesville Comprehensive Plan.**

### Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

**This section demonstrates how this application is consistent with the City of Gainesville Comprehensive Plan. Approval of the companion Large-scale Comprehensive Plan Amendment**

**(Ls-CPA) application will expand the existing PUD by including the recently annexed parcels and increasing the currently permitted ALF beds. The additional parcels will be developed consistent with the remaining site's PUD designation.**

**2. Compatibility and surrounding land uses;**

**The proposed PUD/PD site is surrounded by mobile homes to the north, low-rise multi-family to the east, SW Archer Road r/w to the south, and SW 50<sup>th</sup> Street to the west. PUD Ordinance No. 090741 and PD Ordinance No. 100604 allow for a maximum 180 SNF beds, 130 ALF beds, and 75,000 sf of medical office. This application requests to include four (4) tax parcels that comprise the only abutting single-family residential properties. Therefore, approval of this application increases compatibility with adjacent properties, since no single-family residences will abut the Council on Aging site.**

**Additionally, PD Ordinance No. 100604 lists conditions to mitigate any impacts to the surrounding and adjacent properties, including buffers and setbacks to ensure compatibility.**

**3. Environmental impacts and constraints;**

**The recently annexed parcels are currently developed as single-family residences and do not contain wetlands, FEMA Floodplain, or other environmental features that require preservation. The FEMA floodplain on the Council on Aging PD was addressed with a previous development plan. The western boundary of tax parcel 06916-000-000 contains FEMA floodplain and wetlands and is designated Conservation FLU/Zoning, not PUD/PD. According to Section 5 of PD Ordinance No. 100604, the Conservation Zoning District will be preserved and protected in its natural state.**

**4. Support for urban infill and/or redevelopment;**

**As shown on Figure 1, the project site is located less than half a mile from I-75 and is surrounded by and adjacent to existing development, including two (2) apartment complexes and major mixed-use developments. Therefore, future development onsite is considered infill development. Approval of this application allows an additional 105 ALF beds on recently annexed parcels that currently consist of four (4) single-family residential lots.**

**5. Impacts on affordable housing;**

**Council on Aging provides ALF and SNF facilities to residents with a range of incomes. Approval of this application increases the number of ALF beds within our community, which may lower housing costs for our aging population.**

**6. Impacts on the transportation system;**

**As demonstrated in Section 3 of this report, future development will not cause adjacent roadways to exceed adopted LOS. Transportation mitigation will be consistent with the City's adopted Transportation Mobility Program Area D policies. The Council on Aging development provides a variety of ALF, SNF, and medical office uses, which allows our community to age in place and reduces the amount of vehicle miles traveled. Additionally, the existing Council on Aging PD required a mass transit stop along its SW Archer Road frontage, which has been constructed per former Condition 22.**

7. An analysis of the availability of facilities and services;

**The site is currently served by Gainesville Regional Utilities (GRU), City of Gainesville, and Alachua County facilities and services. As demonstrated in Section 3 of this report, future development will not cause public services to operate below the adopted LOS.**

8. Need for the additional acreage in the proposed future land use category;

**The need for additional ALF beds was the reason adjacent parcels were annexed into the City of Gainesville. This application requests to incorporate the annexed parcels into the existing Council on Aging PUD/PD to meet this need.**

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

**The project site is located along a major arterial where there is existing urban-scale development and adequate public facilities and services. A mixed-use development onsite allows for a variety of uses to be developed in an area that is able to support it and reduces the pressure to develop on lands unsuitable for urban development and/or at the urban fringe. Section 5 of this report demonstrates how this application discourages urban sprawl.**

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

**Development of the project site will help to create jobs within the City through facility construction and employment within the medical field. The additional ALF beds will help meet our aging population's demand while the medical office uses will increase economic development and strengthen and diversify the City's economy.**

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

**Florida Statutes (FS) §163.3164 defines antiquated subdivisions as:**

**“Antiquated subdivision” means a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision’s zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.”**

**There are no “antiquated subdivisions” subject to this application.**

Policy 4.1.4

The City will consider amending land use designations in the City to discourage strip commercial uses and encourage a mix of residential and nonresidential uses.

**Approval of this application allows the expansion of a development that includes a mix of medical uses within a campus-like setting.**

#### Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

**Phase I on the subject property (180 SNF beds) was constructed over four years ago. SNF is not a high-intensity use. There have been no compatibility issues while this site has been operational. Furthermore, PD Ordinance No. 100604 lists conditions to mitigate any potential impacts to the abutting properties, including buffers and setbacks, to ensure compatibility.**

**This application requests to incorporate four (4) tax parcels that comprise the only abutting single-family residential properties. Therefore, approval of this application increases compatibility with adjacent properties, since no single-family residences will abut the Council on Aging site. A 20-foot building setback, which includes a nine-foot landscape buffer enhances compatibility along SW 50<sup>th</sup> Street.**

#### Objective 4.4

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

**This application was submitted concurrent with a request for City of Gainesville Planned Use District (PUD) FLU category.**

#### Policy 4.4.1

Land use amendments should be prepared for all annexed properties within one year of annexation.

**The annexation of tax parcels 06931-000-000, 06931-001-000, and 06932-000-000 was approved on February 21, 2019 by Ordinance No. 180538 and the annexation of tax parcel 06930-000-000 was approved on September 5, 2019 by Ordinance No. 181065. The companion Ls-CPA application requests application of a City of Gainesville FLU category.**

#### Objective 4.6

The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.

**This Rezoning application and a companion Ls-CPA application requests expansion of the existing Council on Aging PD / PUD, respectively.**

## 5. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

### Section 30-3.14. Rezoning Criteria

Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

**The proposed PUD/PD site is surrounded by mobile homes to the north, low-rise multi-family to the east, SW Archer Road r/w to the south, and SW 50<sup>th</sup> Street to the west. PUD Ordinance No. 090741 and PD Ordinance No. 100604 allow for a maximum 180 SNF beds, 130 ALF beds, and 75,000 sf of medical office. This application requests to include four (4) tax parcels that comprise the only abutting single-family residential properties. Therefore, approval of this application increases compatibility with adjacent properties, since no single-family residences will abut the Council on Aging site.**

**Additionally, PD Ordinance No. 100604 lists conditions to mitigate any impacts to the surrounding and adjacent properties, including buffers and setbacks to ensure compatibility.**

- B. The character of the district and its suitability for particular uses.

**The proposed City of Gainesville PD Zoning District encourages flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of resources. Throughout this report, it is demonstrated that the Council on Aging PD meets this purpose. The PD is served by adequate infrastructure. Adding the annexed parcels and increasing onsite ALF beds further utilizes the existing public facilities available to the site. The mix of medical uses, ALF, SNF, and medical office allows aging in place and reduces transportation needs. And, the adjacent wetlands have been preserved through PD Ordinance No. 100604, which requires the Conservation Zoning District to be preserved and protected in its natural state.**

- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

**The proposed PUD/PD site is surrounded by mobile homes to the north, low-rise multi-family to the east, SW Archer Road r/w to the south, and SW 50<sup>th</sup> Street to the west. Phase I on the subject property (180 SNF beds) was constructed over four years ago. There have been no compatibility issues while this site has been operational.**

**The site is unique in that there are few, if any, other sites that offer the mix of medical services available within the Council on Aging PD site. Approval of this application further encourages the mix of uses that are compatible with and supportive of each other.**

- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

**The Council on Aging PD site is partially built and permits 180 SNF and 75,000 sf of medical office that has not been developed. The requested additional ALF beds will be seamlessly**



**incorporated into the campus-like setting and benefit from having the other supporting medical uses onsite.**

- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

**Sections 4 and 5 of this report demonstrate how this application is consistent with the City of Gainesville Comprehensive Plan and LDC. Additionally, Section 3 of this report demonstrates that there are adequate traffic, recreation, and school facilities to support any future development.**

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.

**The need for additional ALF beds was the reason adjacent parcels were annexed into the City of Gainesville. This application requests to incorporate the annexed parcels into the existing Council on Aging PUD/PD to meet this need. Additionally, the new facility will create additional jobs and tax base to support the City's economic base.**

- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

**Since the Council on Aging PUD/PD was approved in 2010 and 2011, respectively, the area has experienced significant development activity with the redevelopment and expansion of Butler Plaza and the development of Celebration Pointe, two major mixed-use developments. Locating medical services and an aging in place development within less than half a mile of these two developments means residents have a short distance to travel to meet daily needs and onsite employees are able to patron nearby uses without relying on a vehicle.**

- H. The goals, objectives, and policies of the Comprehensive Plan.

**Section 4 of this justification report demonstrates how the proposed project is consistent with Comprehensive Plan Goals, Objectives, and Policies.**

- I. The facts, testimony, and reports presented at public hearings.

**This Justification Report is intended to present facts and findings related to the proposed PD Rezoning by clearly demonstrating how this application is consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies, as well as City Land Development Code.**

- J. Applications to rezone to a transect zone shall meet the following additional criteria:
  1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
  2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
  3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
  4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

**This rezoning application is being submitted to rezone the project site to PD, not a transect zone. The City of Gainesville only applied transect zones to the most urbanized areas within its limits. This project site is not consistent with previous transect zone applications.**

Exhibit C-8 Wetlands

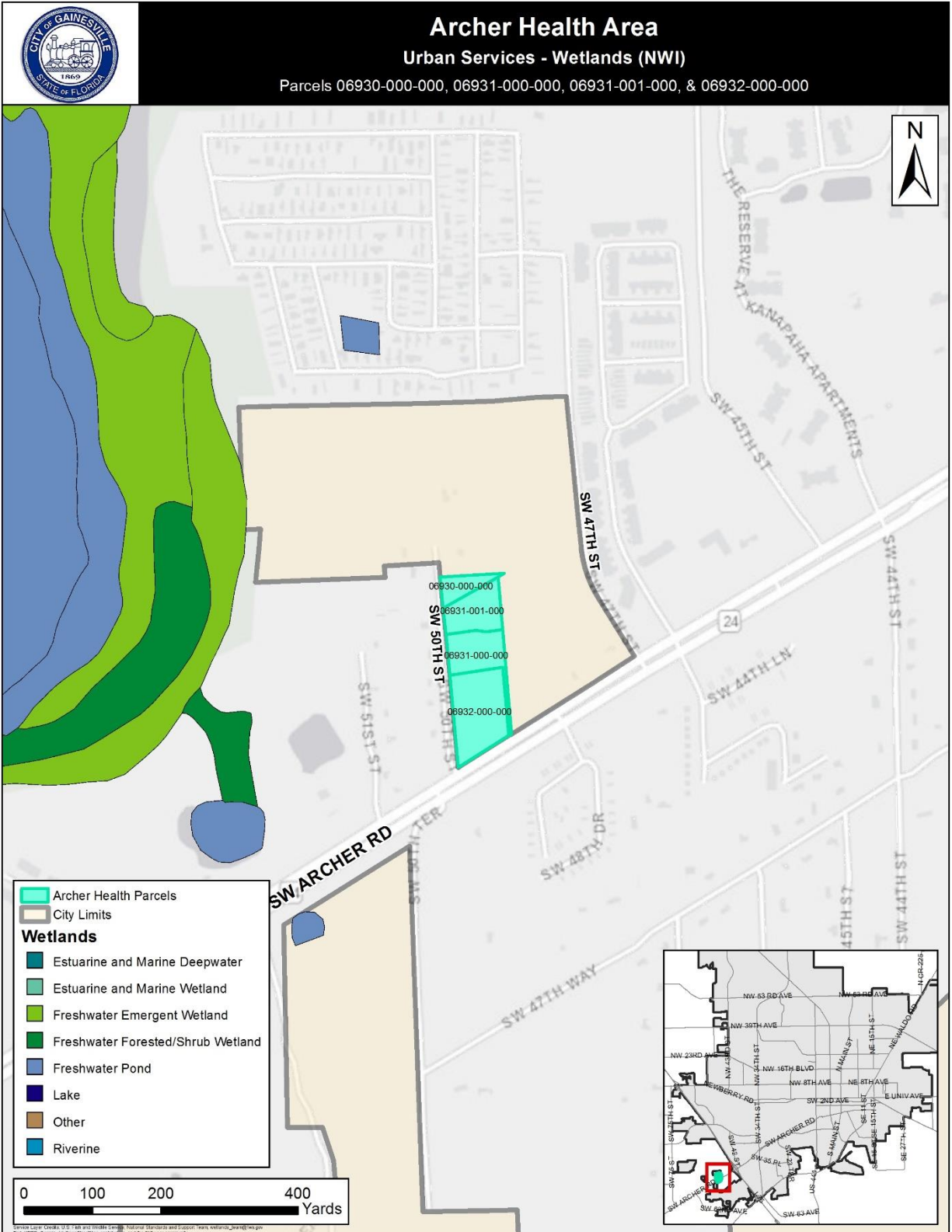
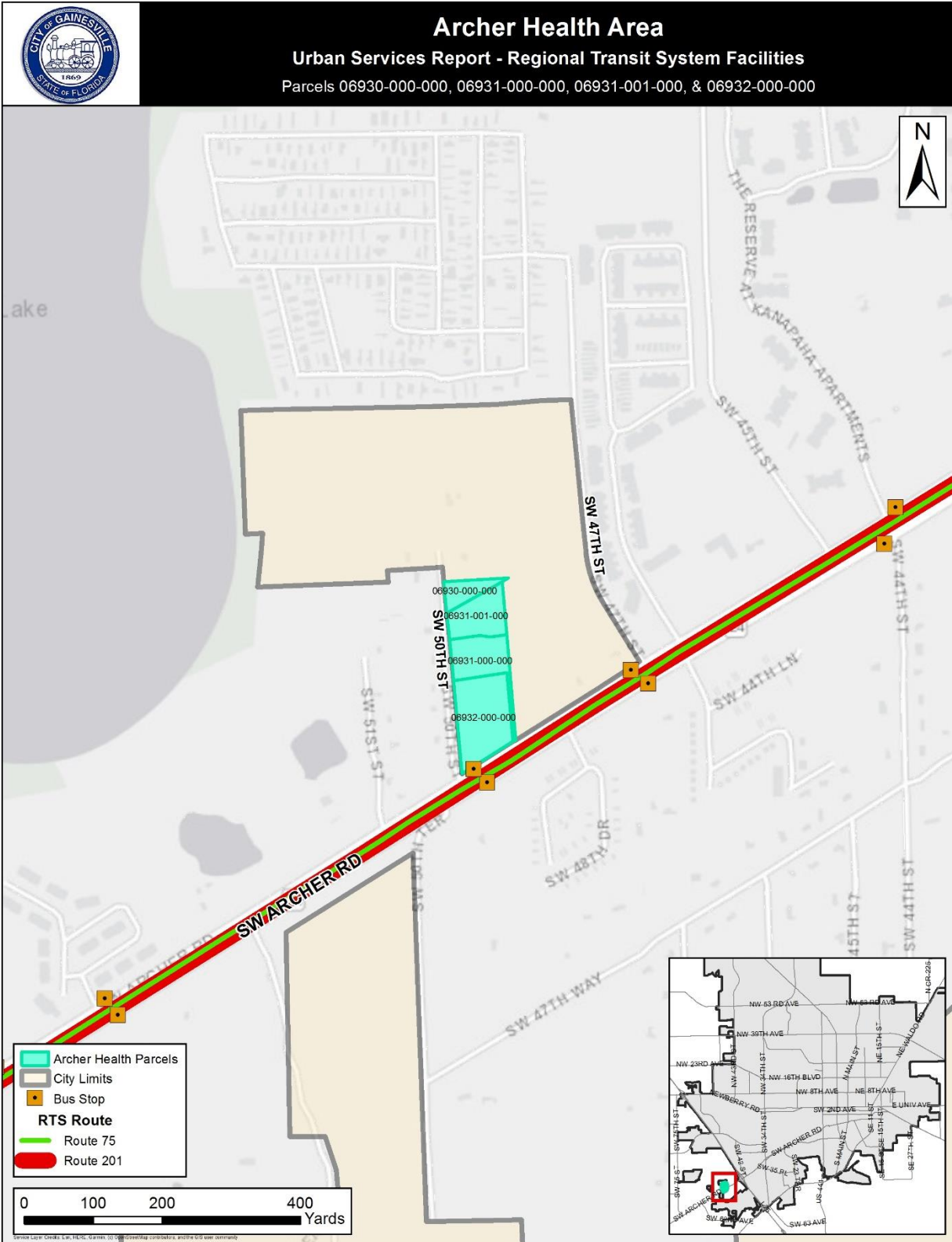


Exhibit C-9 RTS Transit Service



# **Appendix E**

Ordinance No. 090741

**ORDINANCE NO. 090741**  
**0-10-07**

**An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Plan and Map; changing the land use categories of certain property from the Alachua County land use category of “Low Density Residential (1-4 DU/acre)” to the City of Gainesville land use categories of “Conservation”, and “Residential Low-Density (up to 12 units per acre)” and by overlaying the “Planned Use District” category over certain portions of the property, as more specifically described and shown in this ordinance, consisting of approximately 28.98 acres located in the vicinity of the 4700 block of Archer Road, north side; providing for conditions; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.**

**WHEREAS**, publication of notice of a public hearing that the Future Land Use Map be amended by changing the land use categories of certain property from the Alachua County land use category of “Low Density Residential (1-4 DU/acre)” to the City of Gainesville land use categories of “Conservation” and “Residential Low-Density (up to 12 units per acre), and by overlaying the “Planned Use District” category over certain portions of the property, as more specifically described and shown in this ordinance; and

**WHEREAS**, notice by the Plan Board was given and publication made as required by law and a public hearing was held by the City Plan Board on December 7, 2009; and

**WHEREAS**, notice was given and publication made of Public Hearings which were then held by the City Commission on February 18, 2010; and

**WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in

1 the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

2 **WHEREAS**, pursuant to law, after the Public Hearing is held at the transmittal stage held, the  
3 City of Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

4 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was  
5 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the  
6 adoption stage at least five (5) days after the day the second advertisement was published; and

7 **WHEREAS**, public hearings were held pursuant to the published and mailed notices described  
8 above at which hearings the parties in interest and all others had an opportunity to be and were, in fact,  
9 heard.

10 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered the  
11 comments, if any, of the State Land Planning Agency.

12 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
13 **CITY OF GAINESVILLE, FLORIDA:**

14 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive  
15 Plan is amended by changing the land use category of certain property from the Alachua County land  
16 use category of “Low Density Residential (1-4 DU/acre)” to the City of Gainesville land use category  
17 of “Conservation”, as shown on (Exhibit “A”, attached hereto and made a part hereof as if set forth in  
18 full.); and

19 **Section 2.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive  
20 Plan is amended by changing the land use category of certain property from the Alachua County land  
21 use category of “Low Density Residential (1-4 DU/acre)” to the City of Gainesville land use category  
22 of Residential Low-Density (up to 12 units per acre), and by overlaying the “Planned Use District”

1 category over the property , as more specifically described in Exhibit “B”, attached hereto and made a  
2 part hereof, as if set forth in full.) For illustrative purposes only, the property designations are generally  
3 shown on Exhibit “C” attached hereto.

4 **Section 3.** A Planned Development (PD) zoning ordinance consistent with the Planned  
5 Use District (PUD) must be adopted by the City Commission within 18 months of the effective  
6 date of the land use change. The obligation to timely apply for and obtain PD zoning shall be on  
7 the owner/developer. If the aforesaid zoning ordinance is not adopted within the 18-month  
8 period, then the overlay Planned Use District shall automatically be null and void and of no further  
9 force and effect and the overlay land use category of “Planned Use District” shall ministerially be  
10 removed from the Future Land Use Map, and the underlying land use shall be the City of  
11 Gainesville land use category of “Residential Low-Density (up to 12 units per acre)”. The timely  
12 filing of an extension application by the owner/developer to extend the aforesaid 18-month period  
13 shall toll the expiration date until final City Commission action on the extension application.

14 **Section 4.** The overlay Planned Use District category of the property described in Section 2 of  
15 this ordinance is subject to the following terms, conditions and restrictions:

16 **Condition 1.** The implementing PD zoning shall require that the development and maintenance of  
17 the property designated “Conservation” (Exhibit “A”), preserves and protects the environmental  
18 characteristics of the property consistent with the requirements of the City’s Comprehensive Plan.

19 **Condition 2.** The owner of the property described in Exhibit “A” shall convey a conservation  
20 easement to the City of Gainesville or other conservation entity, acceptable to the City, at the time of  
21 filing an application for final development plan approval of Phase 1 of the property described in Exhibit  
22 “B”, and the deed of conveyance shall address development activities, restricted uses, a management

1 plan and maintenance of said easement.

2 **Condition 3.** Non-residential uses permitted on a portion of the property described in Exhibit “B”, as  
3 designated in the PD zoning ordinance, is restricted to institutional/residential uses associated with the  
4 principal “aging in place” use, including professional and service uses, medical and office uses. These  
5 uses shall conform to the land use standards for the “Office” land use category of the City’s  
6 Comprehensive Plan. The PD zoning ordinance shall specify the permitted non-residential uses, and  
7 the accessory uses that specifically serve the permitted uses. Outdoor storage and drive-thru facilities  
8 of any nature are prohibited.

9 **Condition 4.** The maximum intensity of uses on the property described in Exhibit “B”, subject to  
10 rezoning the property to PD and development plan approval is as follows:

- 11 a) The skilled nursing facility shall have a maximum of 180 beds.
- 12 b) The assisted living facility shall have a maximum of 130 beds.
- 13 c) The medical and general office uses shall have a maximum of 75,000 gross square feet.

14 **Condition 5.** The development of the property described in Exhibit “B” shall provide a minimum of  
15 1.16 acres designated and used for active recreation space within convenient access to the occupants of  
16 the property.

17 **Condition 6.** The PD zoning ordinance shall require building placement and orientation along SW  
18 Archer Road as part of the first phase of the development. The zoning ordinance shall also prescribe  
19 additional regulations concerning setbacks, build-to line, building orientation, glazing, design and street  
20 frontage development. The zoning ordinance shall also provide development standards for street  
21 frontage development along Archer Road, SW 47<sup>th</sup> Street and other internal roads and driveways.

22 **Condition 7.** The PD zoning ordinance shall establish standards for tree protection and preservation,



1 upland development and required usable open space.

2 **Condition 8.** The PD zoning ordinance shall provide for the design and implementation of safe,  
3 adequate and efficient transportation to serve the residents and occupants of the subject property to  
4 and from surrounding development consistent with the Comprehensive Plan.

5 **Condition 9.** The PD zoning ordinance shall include a condition that the owner/developer will convey  
6 to the City of Gainesville, at no cost or expense to the City, a minimum of 50 feet of right-of-way to  
7 serve the development and use of the property, and to facilitate needed and planned transportation  
8 routes to and from the development and surrounding areas. The actual right-of-way width to be  
9 conveyed and the construction specifications shall be determined by the City Public Works Director.

10 **Condition 10.** The PD zoning ordinance shall include a gridded network street system that allows  
11 connectivity routes to adjacent and surrounding developments. Additionally, the zoning ordinance  
12 shall include the placement and construction of mass transit stops commensurate with the impact of this  
13 development and the use of mass transit. The transportation impacts shall be evaluated based upon the  
14 impacts of the entire development rather than for individual phases of development.

15 **Section 5.** The City Manager is authorized and directed to make the necessary changes in  
16 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or portion  
17 thereof in order to comply with this ordinance.

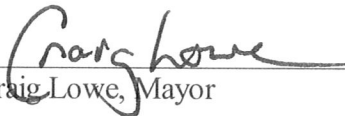
18 **Section 6.** If any word, phrase, clause, paragraph, section or provision of this ordinance or  
19 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
20 finding shall not affect the other provisions or applications of the ordinance which can be given  
21 effect without the invalid or unconstitutional provisions or application, and to this end the  
22 provisions of this ordinance are declared severable.

1           **Section 7.** All ordinances or parts of ordinances, in conflict herewith are to the extent of such  
2 conflict hereby repealed.

3           **Section 8.** This ordinance shall become effective immediately upon passage on second  
4 reading; however, the effective date of this plan amendment shall be the date a final order is issued by  
5 the Department of Community Affairs finding the amendment to be in compliance in accordance with  
6 Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission  
7 finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

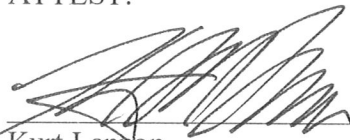
8           **PASSED AND ADOPTED** this 21st day of October, 2010.

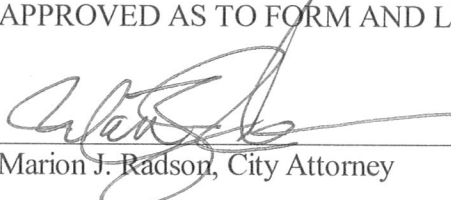
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Craig Lowe, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

  
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Kurt Lannon,  
Clerk of the Commission

  
\_\_\_\_\_  
Marion J. Radsort, City Attorney

OCT 21 2010

This ordinance passed on first reading this 17th day of June, 2010.

This ordinance passed on second reading this 21<sup>st</sup> day of October, 2010.

# **Appendix F**

Ordinance No.180538

ORDINANCE NO. 180538

An ordinance of the City of Gainesville, Florida, annexing approximately 3.987 acres of privately-owned property that is generally located south of Oak Park Village and tax parcel 06916-000-000, west of SW 47<sup>th</sup> Street, north of SW Archer Road, and east of SW 50<sup>th</sup> Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**WHEREAS**, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the “Act”), sets forth criteria and procedures for adjusting the boundaries of municipalities through annexations or contractions of corporate limits; and

**WHEREAS**, on October 18, 2018, the City Commission of the City of Gainesville received a petition for voluntary annexation for tax parcels 06932-000-000 and 069031-000-000 (Legistar No. 180415) located in the unincorporated area of Alachua County, as more specifically described in this ordinance, and determined that the petition included the signatures of all owners of property in the area proposed to be annexed; and

**WHEREAS**, on December 6, 2018, the City Commission of the City of Gainesville received a petition for voluntary annexation for tax parcel 06931-001-000 (Legistar No. 180538) located in the unincorporated area of Alachua County, as more specifically described in this ordinance, and determined that the petitions included the signatures of all owners of property in the area proposed to be annexed; and

**WHEREAS**, the subject property meets the criteria for annexation under the Act; and

**WHEREAS**, the City has provided all notices required pursuant to the Act, including: 1) notice that has been published in a newspaper of general circulation at least once a week for two consecutive

31 weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general  
32 description of the area proposed to be annexed together with a map clearly showing the area, and  
33 c) a statement that the ordinance and a complete legal description by metes and bounds of the  
34 annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer  
35 than ten calendar days prior to publishing the newspaper notice, the City Commission has  
36 provided a copy of the notice, via certified mail, to the Alachua County Board of County  
37 Commissioners; and

38 **WHEREAS**, public hearings were held pursuant to the notice described above during which the  
39 parties in interest and all others had an opportunity to be and were, in fact, heard.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
41 **FLORIDA:**

42 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is  
43 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and  
44 that no part of the subject property is within the boundary of another municipality or outside of  
45 the county in which the City of Gainesville lies. The City Commission finds that annexing the  
46 subject property into the corporate limits of the City of Gainesville does not create an enclave of  
47 unincorporated property.

48 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof  
49 as if set forth in full, is annexed and incorporated within the corporate limits of the City of  
50 Gainesville, Florida.

51 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,  
52 Charter Laws of the City of Gainesville, are amended and revised to include the property described  
53 in Section 2 of this ordinance.

54 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use  
55 plan and zoning or subdivision regulations shall remain in full force and effect in the property  
56 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment  
57 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the  
58 Alachua County land use plan and zoning or subdivision regulations through the City of  
59 Gainesville's code enforcement and civil citation processes.

60 **SECTION 5.** (a) All persons who are, as of the effective date of this ordinance, lawfully engaged in  
61 any occupation, business, trade, or profession within the property area described in Section 2 of  
62 this ordinance shall have the right to continue such occupation, business, trade, or profession, but  
63 shall obtain a business tax receipt from the City of Gainesville for the term commencing on  
64 October 1, 2019, which tax receipt shall be issued upon payment of the appropriate fee in  
65 accordance with the Gainesville Code of Ordinances in effect on October 1, 2019.

66 (b) All persons who are, as of the effective date of this ordinance, lawfully engaged in any  
67 construction trade, occupation, or business within the property area described in Section 2 of this  
68 ordinance and who possess a valid certificate of competency issued by Alachua County shall have  
69 the right to continue the construction trade, occupation, or business within the entire corporate  
70 limits of the City of Gainesville, including the subject area, subject to the terms, conditions, and  
71 limitations imposed on the certificate by Alachua County, and provided that such persons register  
72 the certificate with the Building Inspections Division of the City of Gainesville and the Department  
73 of Business and Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m.  
74 of the effective date of this ordinance.

75 **SECTION 6.** The Clerk of the Commission is directed to submit a certified copy of this ordinance to  
76 the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida

77 Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for  
78 Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.

79 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the  
80 application hereof to any person or circumstance is held invalid or unconstitutional, such  
81 finding shall not affect the other provisions or applications of this ordinance that can be given  
82 effect without the invalid or unconstitutional provision or application, and to this end the  
83 provisions of this ordinance are declared severable.

84 **SECTION 8.** All other ordinances or parts of ordinances in conflict herewith are to the extent of  
85 such conflict hereby repealed.

86 **SECTION 9.** This ordinance shall become effective immediately upon adoption.

87 **PASSED AND ADOPTED** this 21st day of February, 2019.


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\_\_\_\_\_  
LAUREN POE  
MAYOR

95 Attest:

Approved as to form and legality:

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99 OMICHELE D. GAINNEY  
100 CLERK OF THE COMMISSION

  
\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

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This ordinance passed on first reading this 7th day of February, 2019.

This ordinance passed on second reading this 21st day of February, 2019.

## LEGAL DESCRIPTION

DESCRIPTION FOR PROPOSED ANNEXATION OF TAX PARCEL #s 069031-000-000, 06931-001-000, 06932-000-000

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3490, PAGE 1078 (HEREAFTER ABBREVIATED ORB \_ , P\_), OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (ALL RECORDS CITED HEREIN ARE RECORDED IN ALACHUA COUNTY) ALSO BEING THE SOUTHWEST MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4267, PAGE 1797 AND BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER CITY ORDINANCE NUMBER 080605 AT STATION 235 +63.70 ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 24 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 26090 AS SHOWN ON SHEET 6 OF 6 ALSO KNOWN AS SOUTHWEST ARCHER ROAD; THENCE LEAVING SAID CITY OF GAINESVILLE LIMIT LINE S 57° 58' 54" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARCHER ROAD AND ALONG THE SOUTH LINE OF THOSE CERTAIN PARCELS OF LAND AS DESCRIBED IN ORB 981, P. 948 AND ORB 3862, P. 1267 A DISTANCE OF 275.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN ORB 3862, P. 1267 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 50<sup>TH</sup> STREET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ARCHER ROAD RUN N 05°28'06" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SW 50<sup>TH</sup> STREET AND THE WEST LINES OF SAID PARCELS DESCRIBED IN ORB 3862, P. 1267 AND ORB 981, P. 948 AND THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 1168, P 523 A DISTANCE OF 704.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 2168, P 1678; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SW 50<sup>TH</sup> STREET N 58°21'53" EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN ORB 2168, P 1678 ALSO BEING THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 1168, P 523 A DISTANCE OF 275.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 4267, P 1797 AND A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 080605; THENCE S 05°23'23" W ALONG SAID CITY LIMIT LINE AND WEST LINE OF SAID PARCEL ALSO BEING THE EAST LINE OF THOSE PARCELS OF LAND AS DESCRIBED IN ORB 1168, P. 563 AND ORB 981, P. 948 A DISTANCE OF 702.80 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ARCHER ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, CONTAINING 3.987 ACRES MORE OR LESS.



# Proposed Annexation - Archer Health

Parcels 06931-000-000, 06931-001-000, 06932-000-000 | Voluntary Annexation

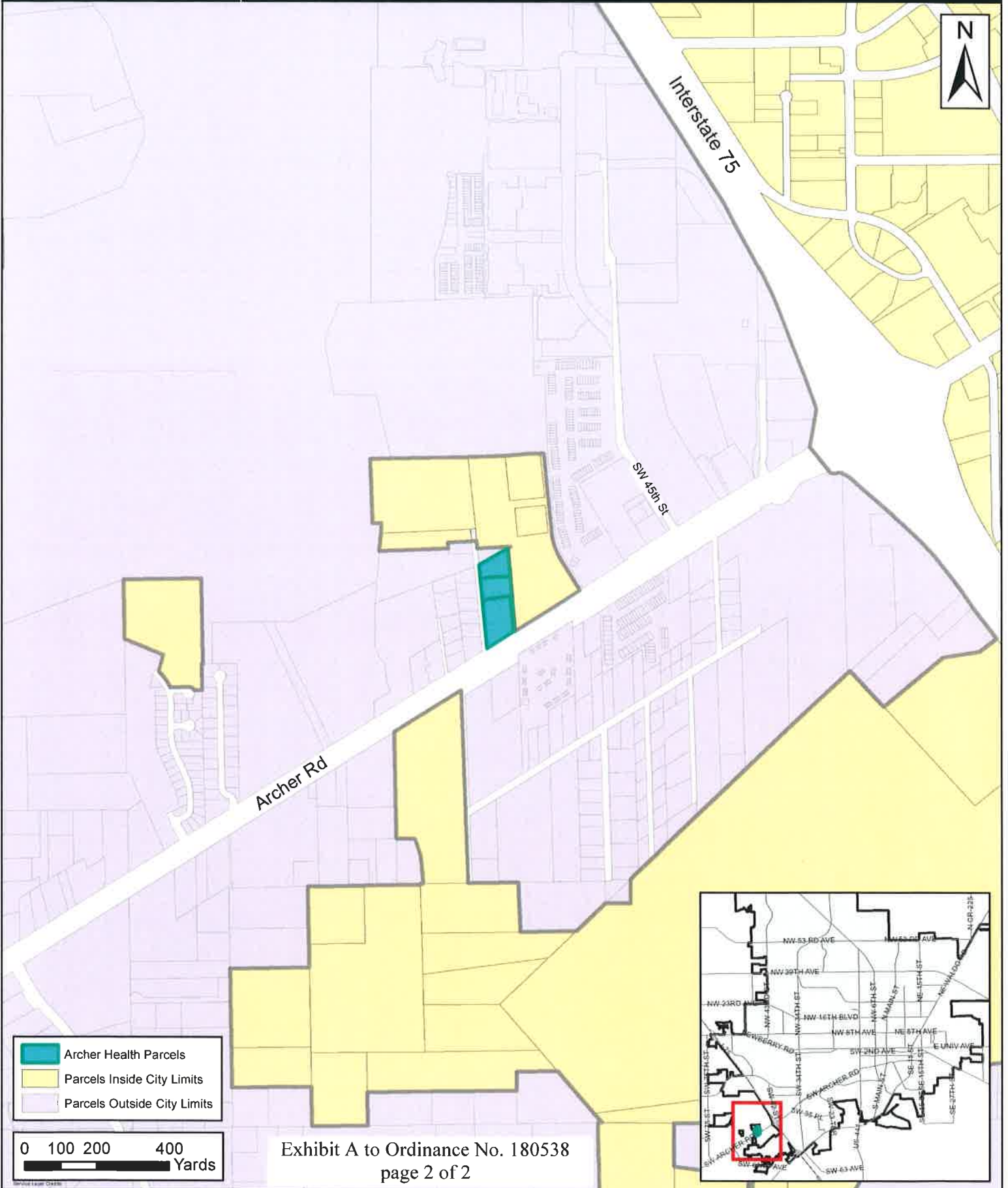


Exhibit A to Ordinance No. 180538  
page 2 of 2

# **Appendix G**

Ordinance No.181065

ORDINANCE NO. 181065

An ordinance of the City of Gainesville, Florida, annexing approximately 0.44 acres of privately-owned property generally located south of Oak Park Village and parcel number 06916-000-000, west of SW 47<sup>th</sup> Street, north of SW Archer Road, and east of SW 50<sup>th</sup> Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**WHEREAS**, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the “Act”), sets forth criteria and procedures for adjusting the boundaries of municipalities through annexations or contractions of corporate limits; and

**WHEREAS**, on June 6, 2019, the City Commission of the City of Gainesville received a petition for voluntary annexation of real property located in the unincorporated area of Alachua County, as more specifically described in this ordinance, and determined that the petition included the signatures of all owners of property in the area proposed to be annexed; and

**WHEREAS**, the subject property meets the criteria for annexation under the Act; and

**WHEREAS**, the City has provided all notices required pursuant to the Act, including: 1) notice that has been published in a newspaper of general circulation at least once a week for two consecutive weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general description of the area proposed to be annexed together with a map clearly showing the area, and c) a statement that the ordinance and a complete legal description by metes and bounds of the annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer than ten calendar days prior to publishing the newspaper notice, the City Commission has

30 provided a copy of the notice, via certified mail, to the Alachua County Board of County  
31 Commissioners; and

32 **WHEREAS**, public hearings were held pursuant to the notice described above during which the  
33 parties in interest and all others had an opportunity to be and were, in fact, heard.

34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
35 **FLORIDA:**

36 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is  
37 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and  
38 that no part of the subject property is within the boundary of another municipality or outside of  
39 the county in which the City of Gainesville lies. The City Commission finds that annexing the  
40 subject property into the corporate limits of the City of Gainesville does not create an enclave of  
41 unincorporated property.

42 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof  
43 as if set forth in full, is annexed and incorporated within the corporate limits of the City of  
44 Gainesville, Florida.

45 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,  
46 Charter Laws of the City of Gainesville, are amended and revised to include the property described  
47 in Section 2 of this ordinance.

48 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use  
49 plan and zoning or subdivision regulations shall remain in full force and effect in the property  
50 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment  
51 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the

52 Alachua County land use plan and zoning or subdivision regulations through the City of  
53 Gainesville's code enforcement and civil citation processes.

54 **SECTION 5.** (a) As of the effective date of this ordinance, all persons who are lawfully engaged in  
55 any occupation, business, trade, or profession within the property area described in Section 2 of  
56 this ordinance may continue such occupation, business, trade, or profession, but shall obtain a  
57 business tax receipt from the City of Gainesville for the term commencing on October 1, 2019.

58 (b) As of the effective date of this ordinance, all persons who possess a valid certificate of  
59 competency issued by Alachua County that are lawfully engaged in any construction trade,  
60 occupation, or business within the property area described in Section 2 of this ordinance may  
61 continue the construction trade, occupation, or business within the subject area and the entire  
62 corporate limits of the City of Gainesville, subject to the terms, conditions, and limitations imposed  
63 on the certificate by Alachua County, and provided that such persons register the certificate with  
64 the Building Inspections Division of the City of Gainesville and the Department of Business and  
65 Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m. of the effective  
66 date of this ordinance.

67 **SECTION 6.** The Clerk of the Commission is directed to submit a certified copy of this ordinance to  
68 the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida  
69 Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for  
70 Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.

71 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the  
72 application hereof to any person or circumstance is held invalid or unconstitutional, such  
73 finding will not affect the other provisions or applications of this ordinance that can be given

74 effect without the invalid or unconstitutional provision or application, and to this end the  
75 provisions of this ordinance are declared severable.

76 **SECTION 8.** All other ordinances or parts of ordinances in conflict herewith are to the extent of  
77 such conflict hereby repealed.

78 **SECTION 9.** This ordinance will become effective immediately upon adoption.

79 **PASSED AND ADOPTED** this 5th day of September, 2019.

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LAUREN POE  
MAYOR

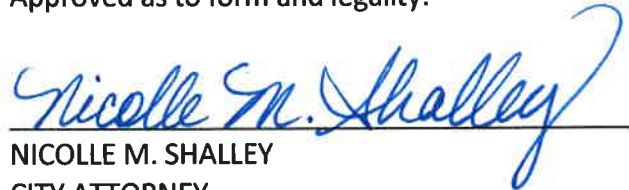
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 for

OMICHELE D. GAINNEY  
CLERK OF THE COMMISSION

Approved as to form and legality:



NICOLLE M. SHALLEY  
CITY ATTORNEY

95 This ordinance passed on first reading this 15th day of August, 2019.

96  
97 This ordinance passed on second reading this 5th day of September, 2019.

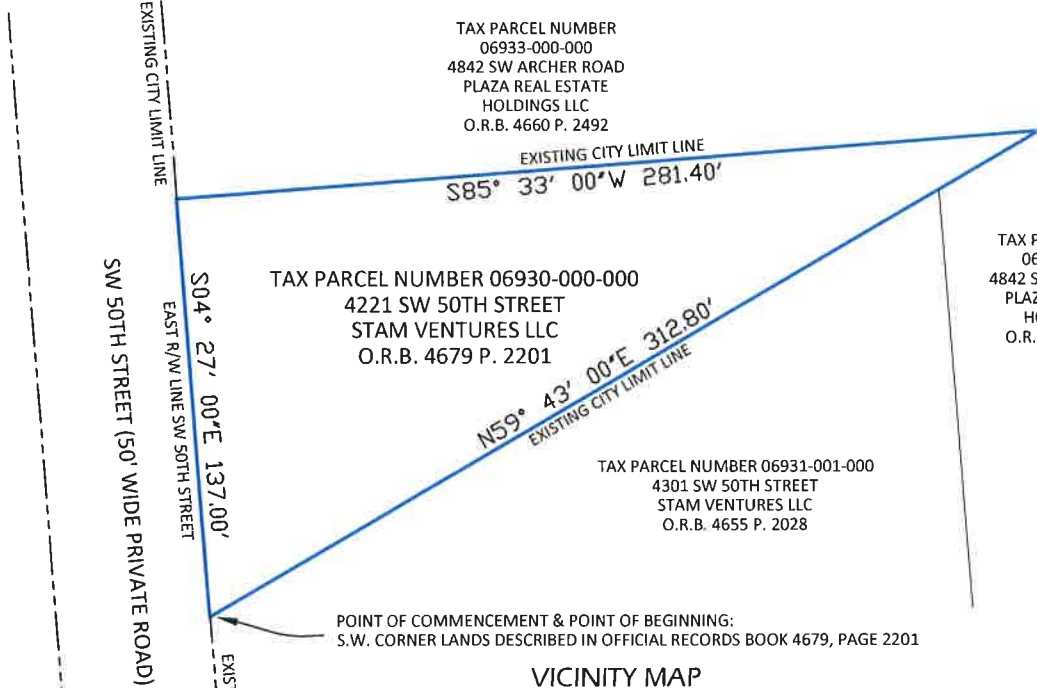
THIS IS NOT A BOUNDARY SURVEY

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT  
ENGINEERING SUPPORT SERVICES  
405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32609-0490  
OFFICE (352) 393-6194

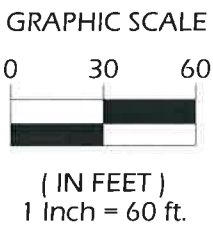
PROPOSED ANNEXATION  
IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST,  
ALACHUA COUNTY, FLORIDA ALONG SW 51ST STREET  
TAX PARCEL NO. 06930-000-000

FOR INFORMATION PURPOSES ONLY, NOT VALID WITHOUT  
THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.  
PATRICK R. DURBIN, SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NUMBER 5368

DRAWN BY: TH  
CHECKED BY: PD  
ACAD FILENAME: TP 6930-ANNEX  
6/18/19  
SHEET 1 OF 1



VICINITY MAP



LEGEND:  
O.R.B. #### P. #### =  
OFFICIAL RECORDS BOOK AND PAGE  
--- RIGHT OF WAY (R/W) LINES  
--- LOT LINES  
--- PROPOSED ANNEXATION PERIMETER

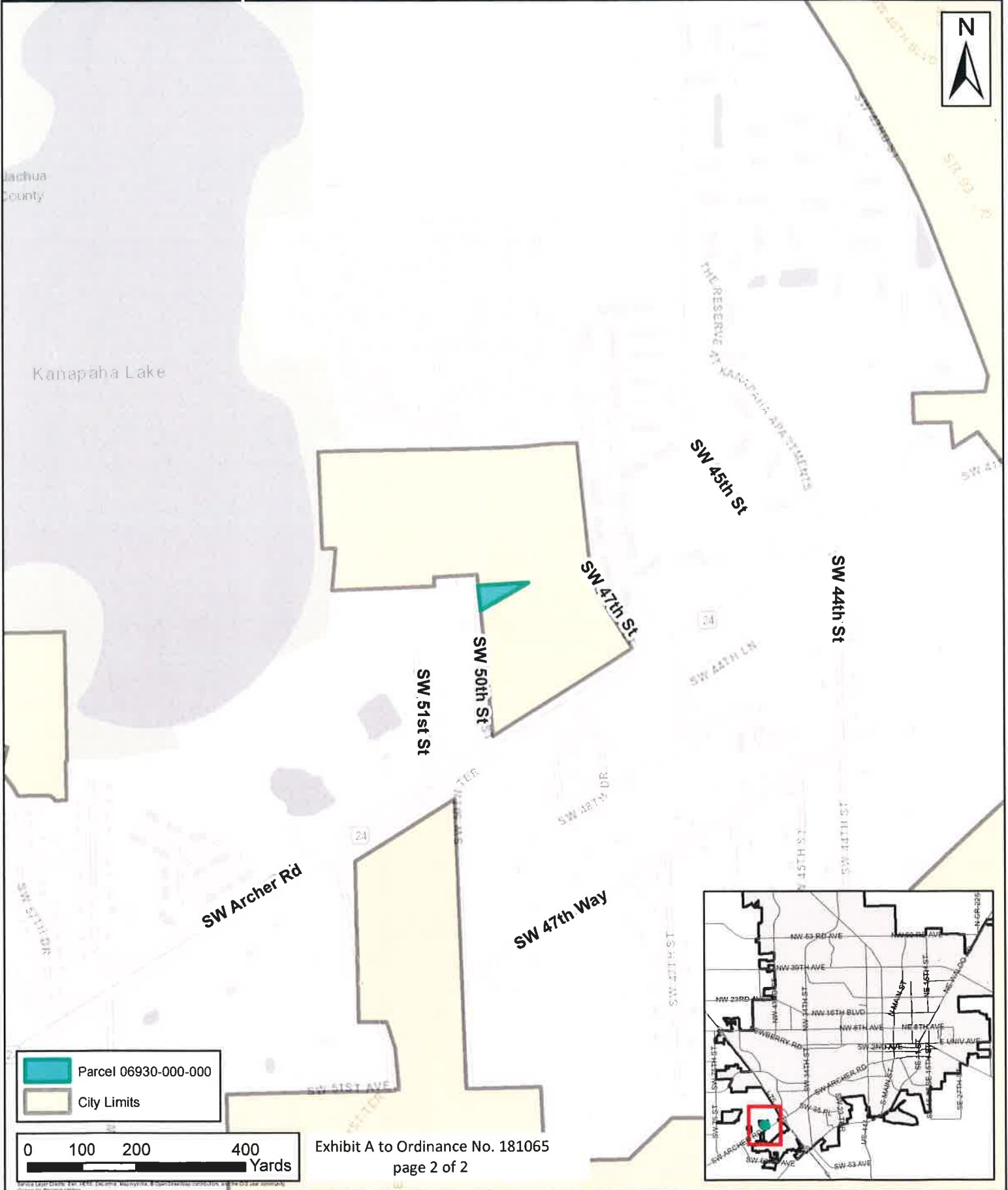
LEGAL DESCRIPTION (BASED UPON O.R.B. 4679 P. 2201 AS PROVIDED):

A TRACT OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4679, PAGE 2201 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 50TH STREET (A PRIVATE ROAD) AND ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 080605 AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN ALONG SAID CITY LIMIT LINE NORTH 59 DEGREES 43 MINUTES EAST A DISTANCE OF 312.80 FEET; THENCE RUN ALONG SAID CITY LIMIT LINE SOUTH 85 DEGREES 33 MINUTES WEST A DISTANCE OF 281.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTHWEST 50TH STREET; THENCE LEAVING SAID CITY LIMIT LINE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 04 DEGREES 27 MINUTES EAST A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.44 ACRES, MORE OR LESS.

# Proposed Annexation - Archer Health Extension

Parcel 06930-000-000 | Voluntary Annexation



Parcel 06930-000-000  
City Limits

0 100 200 400  
Yards

Exhibit A to Ordinance No. 181065  
page 2 of 2

Source: Esri, DeLorme, Garmin, © OpenStreetMap contributors, and the GIS User Community



# **Appendix H**

Ordinance No.100604

ORDINANCE NO. 100604

1  
2  
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning**  
4 **Map Atlas by rezoning certain property within the City, commonly**  
5 **referred to as the "Council on Aging PD" and generally located in the**  
6 **vicinity of the 5000 block of Southwest Archer Road, as more**  
7 **specifically described in this Ordinance, from the Alachua County**  
8 **zoning district of "Single family, Low Density" (R-1a and R-1c) to the**  
9 **City of Gainesville zoning districts of "Conservation" (CON) and**  
10 **"Planned Development" (PD); adopting a development plan report**  
11 **and development plan maps; providing conditions and restrictions;**  
12 **providing for enforcement and penalties; providing a severability**  
13 **clause; providing a repealing clause; and providing an immediate**  
14 **effective date.**

15  
16 **WHEREAS,** by initiation of a petition by the property owner, publication of notice of a  
17 public hearing was given that the Zoning Map Atlas be amended by rezoning certain property  
18 within the City from the Alachua County zoning district of "Single family, Low Density" (R-1a  
19 and R-1c) to the City of Gainesville zoning districts of "Conservation" (CON) and "Planned  
20 Development" (PD); and

21 **WHEREAS,** notice was given and publication made as required by law and a public  
22 hearing was held by the City Plan Board on December 6, 2010 and by the City Commission on  
23 January 20, 2011; and

24 **WHEREAS,** the City Commission finds that the rezoning of the property described  
25 herein will be consistent with the City of Gainesville Comprehensive Plan; and

26 **WHEREAS,** at least ten (10) days notice has been given of the public hearings once by  
27 publication in a newspaper of general circulation notifying the public of this proposed ordinance  
28 and of public hearings in the City Commission meeting room, First Floor, City Hall, in the City

1 of Gainesville; and

2           **WHEREAS**, the public hearings were held pursuant to the published notice described  
3 above at which hearing the parties in interest and all others had an opportunity to be and were, in  
4 fact, heard.

5           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
6 **CITY OF GAINESVILLE, FLORIDA:**

7           **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
8 following described property from the Alachua County zoning district of “Single family, Low  
9 Density” (R-1a and R-1c) to the City of Gainesville zoning district of “Conservation” (CON):

10           See Legal Description attached hereto as Exhibit "A", and made a part  
11 hereof as if set forth in full. For visual reference, the property is shown as  
12 Parcel A on the “Description Sketch” attached as Exhibit “C”. In the event  
13 of conflict or inconsistency, Exhibit “A” shall prevail over Exhibit “C”.

14  
15           **Section 2.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
16 following described property from the Alachua County zoning district of “Single family, Low  
17 Density” (R-1a and R-1c) to the City of Gainesville zoning district of “Planned Development”  
18 (PD):

19           See Legal Description attached hereto as Exhibit "B", and made a part  
20 hereof as if set forth in full. For visual reference, the property is shown as  
21 Parcel B on the “Description Sketch” attached as Exhibit “C”. In the event  
22 of conflict or inconsistency, Exhibit “B” shall prevail over Exhibit “C”.

23  
24           **Section 3.** The City Manager is authorized and directed to make the necessary changes in  
25 the Zoning Map Atlas to comply with this Ordinance.

1           **Section 4.** The use and development of the land described herein shall be governed by  
2 the terms, conditions, and limitations of this Ordinance and shall be consistent with Planned Use  
3 District Ordinance No. 090741, adopted on October 21, 2010. In the event of conflict or  
4 inconsistency, the order of precedence shall be the order listed below, with number (1) taking  
5 precedence over number (2) and so on. Exhibits "D" and "E" are attached, incorporated and  
6 adopted as part of this Ordinance as if set forth in full in the text of this Ordinance.

7           (1) As to the property zoned Conservation, the conditions set forth in Section 5 of  
8 this Ordinance;

9           (2) As to the property zoned Planned Development, the conditions set forth in  
10 Section 6 of this Ordinance;

11           (3) As to the property zoned Planned Development, the Development Plan Maps  
12 consisting of 4 sheets: 1) "PD Layout Plan" with a final submittal date of  
13 November 30, 2011; 2) Building Elevations dated November 19, 2009; 3)  
14 "Existing Conditions Map" with a submittal date of February 10, 2010; and 4)  
15 "Existing Vegetation Map" with a submittal date of February 10, 2010, all  
16 attached as Exhibit "D" to this Ordinance;

17           (4) As to the property zoned Planned Development, the Development Plan Report  
18 titled "Planned Development Report, Gainesville Council on Aging, Inc." as last  
19 revised on November 30, 2011 attached as Exhibit "E" to this Ordinance;

20           (5) The City's Land Development Code.

1           **Section 5.** The land described herein that is zoned Conservation shall be preserved and  
2 protected, in its natural state, in perpetuity by a conservation easement granted by the owner to a  
3 charitable corporation, trust or governmental body or agency, as set forth in Section 704.06,  
4 Florida Statutes. The conservation easement shall be executed by the owner and delivered to the  
5 grantee prior to second reading of this Ordinance.

6           **Section 6.** The following conditions, restrictions and regulations shall apply to the use  
7 and development of the property zoned Planned Development (PD):

8           Condition 1. The permitted uses by right are as listed below. The GN numbers are  
9 references to the Standard Industrial Code, 1987 Edition, classification of uses.

- 10  
11           A. Beauty Shops (GN 723)  
12           B. Barber Shops (GN 724)  
13           C. Offices and clinics of Doctors of Medicine (GN 801)  
14           D. Offices and clinics of Dentists (GN 802)  
15           E. Offices and clinics of Doctors of Osteopathy (GN 803)  
16           F. Offices and clinics of other Health Practitioners (GN 804)  
17           G. Nursing and Personal Care Facilities (GN 805)  
18           H. Medical and dental laboratories (GN 807)  
19           I. Home Health Care Services (GN 808)  
20           J. Miscellaneous health and allied services not elsewhere classified (GN 809)  
21           K. Rehabilitation Centers, defined as a facility providing professional care, nonresident  
22           only, for those requiring therapy, counseling or other rehabilitative services related to  
23           alcohol abuse, physical disabilities, mental retardation or similar problems.  
24           L. Assisted Living Facility, defined as any building or buildings, section or distinct part  
25           of a building, private home, boarding home, home for the aged, or other residential  
26           facility, whether operated for profit or not, which is licensed by the state and  
27           undertakes through its ownership or management to provide housing, meals, and one  
28           or more personal services for a period exceeding 24 hours to one or more adults who  
29           are not relatives of the owner or administrator.  
30           M. Community Residential Homes over 14 persons, defined as a dwelling unit licensed  
31           by the state which provides a living environment for residents who operate as the  
32           functional equivalent of a family, including such supervision and care by supportive  
33           staff as may be necessary to meet the physical, emotional and social needs of the  
34           residents. This definition does not include foster family homes for children, rooming

1 or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or  
 2 convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes,  
 3 emergency shelters, social service homes or halfway houses, or residences for  
 4 destitute people.

5 N. Accessory uses determined by the City to be uses customary and clearly incidental to  
 6 the permitted uses listed as A through M above.

7  
 8 Condition 2. The allowable intensities and phases are as listed below. At a minimum, the  
 9 owner/developer shall complete construction of a minimum of 135 bed Skilled Nursing Facility  
 10 in Phase I (as evidenced by issuance of a certificate of completion or certificate of occupancy)  
 11 before a certificate of completion or certificate of occupancy can be issued for any development  
 12 in Phase II. Phase II may be developed in whole, or in part, as determined by the  
 13 owner/developer. Other permitted uses may be constructed as part of Phase I or Phase II,  
 14 provided such development is consistent with this Ordinance.  
 15

PHASE	USE	MAXIMUM INTENSITY
I	Skilled Nursing Facility and Administrative Offices for the Skilled Nursing Facility (the square footage of such offices will be deducted from the overall 75,000 gross square feet allowed for such uses in this PD)	180 Beds
II	Assisted Living Facility	130 Beds
	Medical Offices Physical Therapy Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	75,000 Gross Square Feet

16  
 17 Condition 3. During development plan review, the owner/developer shall submit a list of  
 18 materials and architectural standards for review, and subject to approval, by the City to ensure  
 19 that all developments within the PD are consistent and compatible.  
 20

21 Condition 4. Buildings along Archer Road and SW 47<sup>th</sup> Street shall have non-reflective,  
 22 transparent windows or glazed area covering at least 25 percent of their surface area at pedestrian  
 23 level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance  
 24 doors shall be included in the calculation of total surface area for purposes of glazing.  
 25

26 Condition 5. The PD is located in Zone D of the Transportation Concurrency Exception  
 27 Area (TCEA). Prior to the second reading of this ordinance, the owner/developer shall sign a  
 28 TCEA Zone D Agreement or agreement for transportation mitigation based on the program in  
 29 effect at that time. At a minimum, the initial agreement shall be for Phase I of the PD.

1 Operational and safety modifications which are required due to site-related impacts shall not  
2 count toward meeting TCEA standards.

3  
4 Condition 6. The PD shall provide a shuttle service for its residents with, at a minimum,  
5 off-site service at regular intervals between 8am and 6pm, 7 days per week (excluding federal  
6 holidays). The shuttle service shall be in operation as long as the PD has an occupied residential  
7 component.

8  
9 Condition 7. The development shall incorporate an internal network of sidewalks linking  
10 buildings and activity areas to each other and to the primary road network. Special consideration  
11 shall be given to designing internal layout and sidewalks for safe and efficient movement of  
12 pedestrians across vehicular use areas, with minimum conflict. Internal sidewalks shall be a  
13 minimum of 5 feet wide and paved per the standards in the Public Works Design Manual.  
14 During development plan review, the City may require wider sidewalks and additional sidewalks,  
15 provided the City finds that additional and/or wider sidewalks are necessary to establish safe,  
16 efficient and convenient pedestrian circulation.

17  
18 Condition 8. Landscaping for all vehicular use areas shall meet the requirements, as may  
19 be amended or renumbered from time to time, of a parking lot as set forth in Sec. 30-330. Design  
20 requirements for vehicle parking and Sec. 30-331. Design requirements for bicycle and  
21 motorcycle parking, of the Land Development Code, as same may be amended or renumbered  
22 from time to time.

23  
24 Condition 9. No parking is allowed in Zone A as depicted on the PD Layout Plan. The  
25 maximum number of parking spaces allowed in the PD for each use shall be as set forth in Sec.  
26 30-332. Required number of parking spaces, of the Land Development Code, as same may be  
27 amended or renumbered from time to time.

28  
29 Condition 10. A maximum building height of two stories or 35 feet, whichever is lower  
30 shall be allowed for buildings abutting property zoned residential. In other areas, the maximum  
31 building height shall be four stories or 65 feet, whichever is lower.

32  
33 Condition 11. Buildings shall be placed to frame Archer Road and SW 47<sup>th</sup> Street and  
34 other future proposed connecting streets. Each building or building set, oriented to the above  
35 roadways, shall have a functional entrance from the adjacent roadway. The longest sides of  
36 buildings shall be parallel with Archer Road or SW 47<sup>th</sup> Street and a minimum of 70% of the  
37 building façade shall be at the build-to line. However, with respect to one medical office  
38 building, the shorter side of the building may be parallel with SW 47<sup>th</sup> Street, provided 100% of  
39 the building façade is at the build-to line.

1           Condition 12. The build-to line along Archer Road shall be a maximum of 50 feet from  
2 the existing southern property line of the PD. The build-to line along SW 47<sup>th</sup> Street shall be a  
3 maximum of 70 feet from the existing eastern property line of the PD. Along SW 47<sup>th</sup> Street, the  
4 following exceptions to the build-to line may be allowed: (a) Limited parking associated with  
5 the secondary emergency and service access may be allowed but shall not exceed 70 feet in  
6 length; and (b) the north 250 feet of the property may have parking that encroaches into the 70  
7 foot build-to line but shall be no closer than the building façade along the street with no parking  
8 allowed in front of buildings. Within the north 250 feet, the area between any parking and right-  
9 of-way line shall be designed to visually screen the vehicular use area from the public right-of-  
10 way and adjacent development. Screening shall include an architecturally compatible garden  
11 wall, or other acceptable fencing, and vegetation, as determined during the plan review; provided  
12 the screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there  
13 shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there  
14 shall be a 20 foot wide area that is landscaped and includes an architectural feature designed to  
15 be compatible and consistent with the architecture of the building, as determined by the City  
16 during development plan review.

17  
18           Condition 13. The portion of the western property line of the PD which is adjacent to  
19 residential uses fronting SW 50<sup>th</sup> Street shall have a 9 foot wide landscape buffer including a  
20 wall (6 feet to 8 feet in height) and a building setback of 25 feet from the PD property line. The  
21 buffer shall be either Buffer A, Option Y or Buffer B, Option X, as set forth in Sec. 30-253 of the  
22 Land Development Code, as same may be amended from time to time. The wall shall be  
23 constructed of masonry, cementitious material or brick veneer. If the adjacent uses are non-  
24 residential, the requirement for the wall may be modified during development plan review, based  
25 on compatibility and similarity of the uses then existing on the adjacent lots fronting SW 50<sup>th</sup>  
26 Street.

27  
28           Condition 14. During development plan review, pedestrian/bicycle access points shall be  
29 preliminarily located to provide future connectivity to developments west of the property. The  
30 exact location of these access points shall be determined and the access constructed and opened  
31 for public access when development is constructed fronting SW 50<sup>th</sup> Street.

32  
33           Condition 15. The highest elevation contour of the edge of a stormwater basin shall be  
34 no closer than 30 feet from the property line along Archer Road and SW 47<sup>th</sup> Street. The area  
35 between the stormwater basin and the public right-of-way shall be landscaped consistent with the  
36 landscaping along the street frontage that provides an 80% opacity at 0 to 4 feet high within two-  
37 years of planting.

38  
39           Condition 16. The PD shall maintain a minimum of 20% open space, which shall include  
40 a minimum of 1.16 acres devoted to active recreation space, including recreational facilities, for  
41 residents of the PD.



1  
2       Condition 17. During development plan review, the owner/developer shall prepare a tree  
3 survey identifying trees existing within a 60 foot wide area along the entire eastern property  
4 boundary. The owner/developer shall, to the maximum extent practicable, protect and preserve  
5 Heritage Trees, Champion Trees and other regulated trees designated by the City's Urban Forest  
6 Inspector, along the SW 47<sup>th</sup> Street corridor. The design and construction plans for SW 47<sup>th</sup>  
7 Street shall contain specific measures for preservation and protection of the regulated trees.

8  
9       Condition 18. A minimum right-of-way width of 60 feet is necessary for the road  
10 improvements for SW 47<sup>th</sup> Street. This right-of-way is intended to lie within the PD or on  
11 property controlled by the owner of the PD property. The right-of-way shall include, and the  
12 road improvements shall incorporate, the existing SW 47<sup>th</sup> Street. During development plan  
13 review for Phase I of the PD, the owner/developer shall submit the road improvements design for  
14 SW 47<sup>th</sup> Street that, at a minimum, meets the City's road design specifications for a two-lane  
15 roadway. In addition, the area between the western edge of the paved area of SW 47<sup>th</sup> Street and  
16 buildings within the PD shall contain, at a minimum, a 10 foot wide paved multi-use path, street  
17 trees, fencing, street furniture and accessories, and street buffer landscaping. The  
18 owner/developer is responsible for negotiating whatever land rights, if any, are necessary to  
19 complete the required improvements to SW 47<sup>th</sup> Street. Prior to issuance of any preliminary or  
20 final Certificate of Occupancy for the PD, the owner/developer shall fully construct SW 47<sup>th</sup>  
21 Street from Archer Road to the northern boundary of the PD in accordance with the approved  
22 development plan.

23  
24       Condition 19. All roadway improvements associated with the PD shall be designed and  
25 constructed at the expense of the owner/developer. All roads shall remain private roads, unless  
26 the City decides, in its sole discretion, to accept the road for public ownership and maintenance.

27  
28       Condition 20. Within the PD, there shall be established Transportation and Roadway  
29 Facilities Corridors for the purposes of accommodating roadways, sidewalks, bike paths,  
30 landscape buffers and screenings, street trees, utilities and other roadway related facilities. The  
31 PD shall provide two east/west Transportation and Roadway Facilities Corridors (each of which  
32 commences at a primary access point as shown on the PD Layout) to establish connectivity and a  
33 gridded road network system to serve the PD. The widths of the east/west Transportation and  
34 Roadway Facilities corridors shall be a minimum of 50 feet. During development plan review,  
35 future roadway connections from the PD to future developments along SW 50<sup>th</sup> Street may be  
36 identified.

37  
38       Condition 21. A maximum of three primary access points shall be allowed for the PD,  
39 one off Archer Road and two off SW 47<sup>th</sup> Street, as approximately depicted on the PD Layout  
40 Plan. One secondary access for service and emergency vehicles shall be allowed off SW 47<sup>th</sup>  
41 Street.

1  
2        Condition 22. The PD shall be designed to provide safe, efficient and reasonable access  
3 to existing and proposed mass transit stops within the PD.  
4

5        Condition 23. A bus shelter which is architecturally consistent with the PD shall be  
6 constructed along Archer Road. The bus shelter shall be constructed to Regional Transit System  
7 requirements and shall include the following amenities, at a minimum, bicycle racks, shelter  
8 lighting, benches with backs and armrests, a trash can, a 5 feet wide by 8 feet long ADA  
9 compliant landing pad (connecting the curb to the sidewalk) and an ADA compliant path  
10 connecting the bus shelter and stop to the PD. The bus shelter shall be located to minimize  
11 walking distance to the residential facilities in the PD. An easement, in the form provided by the  
12 City, with a minimum size of 18 feet wide (parallel to road) by 10 feet long (perpendicular to  
13 road), shall be granted to the City for the bus shelter. The easement shall be recorded by the  
14 owner/developer in the public records of Alachua County and a copy of the easement shall be  
15 provided to the Regional Transit System and the Public Works Department. The bus shelter  
16 construction and easement shall not count toward meeting required TCEA standards. The bus  
17 shelter shall be constructed and the easement shall be granted prior to issuance of the first  
18 certificate of occupancy or certificate of completion for Phase I of the PD.  
19

20        **Section 7.** The development order granted by this Ordinance is valid for a period of five  
21 years from the date of final adoption of this Ordinance. Failure to complete construction within  
22 the five year period shall render the development order granted by this Ordinance null and void  
23 unless an extension is granted by the City Commission. After a building permit is issued, the  
24 development order granted by this Ordinance shall remain valid for the development authorized  
25 by the building permit, provided the building permit remains valid and active. If the five year  
26 period has elapsed and the building permit expires, the development order granted by this  
27 ordinance shall be null and void. If the development order granted by this ordinance becomes  
28 null and void, then the City will designate other appropriate zoning consistent with the  
29 Comprehensive Plan. The City Commission may, by ordinance, grant a one year extension of the  
30 five year expiration date, if a request demonstrating good cause is filed in writing with the

1 Planning and Development Services Department at least four months prior to the five year  
2 expiration date. The City Commission shall be the sole arbiter of good cause, and its decision  
3 shall be final.

4 **Section 8.** If it is determined by the City Manager that a violation of this Ordinance exists,  
5 the City Manager may issue and deliver an order to cease and desist from such violation to correct a  
6 violation, to preclude occupancy of the affected building or area, or to vacate the premises. The  
7 City Manager, through the City Attorney, may seek an injunction in a court of competent  
8 jurisdiction and seek any other remedy available at law.

9 **Section 9.** Any person who violates any of the provisions of this Ordinance shall be  
10 deemed guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as  
11 provided by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or  
12 continues, regardless of whether such violation is ultimately abated or corrected, shall constitute a  
13 separate offense.

14 **Section 10.** If any word, phrase, clause, paragraph, section or provision of this Ordinance  
15 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
16 finding shall not affect the other provisions or applications of the Ordinance which can be given  
17 effect without the invalid or unconstitutional provisions or application, and to this end the  
18 provisions of this Ordinance are declared severable.

19 **Section 11.** All ordinances, or parts of ordinances, in conflict herewith are to the extent  
20 of such conflict hereby repealed.


21 **Section 12.** This Ordinance shall become effective immediately upon final adoption.

1 **PASSED AND ADOPTED** this 1st day of March, 2012.

2  
3   
4 CRAIG LOWE  
5 MAYOR

6  
7 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

8   
9  
10 KURT LANNON  
11 CLERK OF THE COMMISSION

12   
13 MARION RADSON  
14 CITY ATTORNEY

MAR - 1 2012

15 This ordinance passed on first reading this 16th day of February, 2012.

16  
17 This ordinance passed on second reading this 1st day of March, 2012.

# **Appendix I**

Alachua County Public School Board Comments

## Appendix I: Alachua County Public School Board Comments



Fri 1/17/2020 4:14 PM

Suzanne Wynn <[wynnsm@gm.sbac.edu](mailto:wynnsm@gm.sbac.edu)>

Re: Concerning Comments for Land Use and Zoning Changes for annexed Property

To: Castillo, Juan

No comments as far as the SBAC is concerned.

Best,

Suzanne

**Suzanne M. Wynn**

**Director of Community Planning**

**Alachua County Public Schools**

3700 NE 53rd Ave.

Gainesville, FL 32609

352-955-7400 x 1445

[wynnsm@gm.sbac.edu](mailto:wynnsm@gm.sbac.edu)

On Fri, Jan 17, 2020 at 10:37 AM Castillo, Juan <[CastilloJ1@cityofgainesville.org](mailto:CastilloJ1@cityofgainesville.org)> wrote:

Good morning Ms. Wynn,

I am currently reviewing the proposal for a land use and zoning change for four parcels that were recently annexed in the City. The parcel numbers are 06930-000-000, 06931-000-000, 06931-001-000, and 06932-000-000. These parcels are located north of SW Archer Road adjacent to SW 50<sup>th</sup> St. The proposed is to change the existing Land use from Alachua County Low Density Residential to City of Gainesville Planned Use District and to change the zoning from Alachua County R-1A single family residential, R-1C single family residential, and agricultural to the existing Council on Aging Planned Development. The size of the property is roughly 4.5 acres (annexed parcels). The development intended on this property is an extension of the existing Assisted living facility and will be adding 105 new beds.

Could you take a look at this proposal and let me know if there are any comments that I need to be aware of?

# **Appendix J**

Archer Health PD Conditions Strike Through And  
Changes

**Archer Health**  
Existing PD Conditions

Condition 1. The permitted uses by right are as listed below. The GN numbers are references to the Standard Industrial Code, 1987 Edition, classification of uses.

- A. Beauty Shops (GN 723)
- B. Barber Shops (GN 724)
- C. Offices and clinics of Doctors of Medicine (GN 801)
- D. Offices and clinics of Dentists (GN 802)
- E. Offices and clinics of Doctors of Osteopathy (GN 803)
- F. Offices and clinics of other Health Practitioners (GN 804)
- G. Nursing and Personal Care Facilities (GN 805)
- H. Medical and dental laboratories (GN 807)
- I. Home Health Care Services (GN 808)
- J. Miscellaneous health and allied services not elsewhere classified (GN 809)
- K. Rehabilitation Centers, defined as a facility providing professional care, nonresident only, for those requiring therapy, counseling or other rehabilitative services related to alcohol abuse, physical disabilities, mental retardation ~~or~~ similar problems.
- L. Assisted Living Facility, defined as any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which is licensed by the state and undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.
- M. Community Residential Homes over 14 persons, defined as a dwelling unit licensed by the state which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. This definition does not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.
- N. Accessory uses determined by the City to be uses customary and clearly incidental to the permitted uses listed as A through M above.

Condition 2. The allowable intensities and phases are as listed below. At a minimum, the owner/developer shall complete construction of a minimum of 135 bed Skilled Nursing Facility in Phase I (as evidenced by issuance of a certificate of completion or certificate of occupancy) before a certificate of completion or certificate of occupancy can be issued for any development in Phase II. Phase II may be developed in whole, or in part, as determined by the owner/developer. Other permitted uses may be constructed as part of Phase I or Phase II, provided such development is consistent with this Ordinance.

PHASE	USE	MAXIMUM INTENSITY
I	Skilled Nursing Facility and Administrative Offices for the Skilled Nursing Facility (the square footage of such offices will be deducted from the overall 75,000 gross square feet allowed for such uses in this PD)	180 Beds
II	Assisted Living Facility	<del>130-235</del> Beds
	Medical Offices Physical Therapy Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	75,000 Gross Square Feet



Condition 3. During development plan review, the owner/developer shall submit a list of materials and architectural standards for review, and subject to approval, by the City to ensure that all developments within the PD are consistent and compatible.

Condition 4. Building ~~facades oriented towards~~ along Archer Road and SW 47<sup>th</sup> Street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be included in the calculation of total surface area for purposes of glazing.

Condition 5. The PD is located in Zone D of the Transportation ~~Currency Exception~~ Mobility Program Area (~~TCEA~~ TMPA). Prior to the second reading of this ordinance, the owner/developer shall sign a ~~TCEA-TMPA~~ Zone D Agreement or agreement for transportation mitigation based on the program in effect at that time. ~~At a minimum, the initial agreement shall be for Phase I of the PD.~~

~~Operational and safety modifications which are required due to site related impacts shall not count toward meeting TCEA standards.~~

Condition 6. The PD shall provide a shuttle service for its residents with, at a minimum, off-site service at regular intervals between 8am and 6pm, 7 days per week (excluding federal holidays). The shuttle service shall be in operation as long as the PD has an occupied residential component.

Condition 7. The development shall incorporate an internal network of sidewalks linking buildings and activity areas to each other and to the primary road network. Special consideration shall be given to designing internal layout and sidewalks for safe and efficient movement of pedestrians across vehicular use areas, with minimum conflict. Internal sidewalks shall be a minimum of 5 feet wide and paved per the standards in the ~~Public Works Design Manual~~ Engineering Design and Construction Manual. During development plan review, the City may require wider sidewalks and additional sidewalks, provided the City finds that additional and/or wider sidewalks are necessary to establish safe, efficient and convenient pedestrian circulation.

Condition 8. Landscaping for all vehicular use areas shall meet the requirements, as may be amended or renumbered from time to time, of a parking lot as set forth in Sec. 30-~~3307.2~~. Design requirements for vehicle parking and Sec. 30-~~3347.4~~. Design requirements for bicycle and motorcycle parking, of the Land Development Code, as same may be amended or renumbered from time to time.

Condition 9. No parking is allowed in Zone A as depicted on the PD Layout Plan. The maximum number of parking spaces allowed in the PD for ~~Skilled Nursing and Assisted Living Facility beds shall be one (1) parking space per bed. The maximum number of parking spaces allowed in the PD for all other permitted uses - each use~~ shall be as set forth in Sec. 30-~~3327.5~~. Required number of parking spaces, of the Land Development Code, as same may be amended or renumbered from time to time.

Condition 10. A maximum building height of ~~two stories or~~ 35 feet, ~~whichever is lower~~ shall be allowed for buildings abutting property zoned residential. In other areas, the maximum building height shall be ~~four stories or~~ 65 feet, ~~whichever is lower~~.

Condition 11. ~~Area B~~ buildings shall be placed to frame Archer Road and SW 47<sup>th</sup> Street and other future proposed connecting streets. Each building or building set, oriented to the above roadways, shall have a functional entrance from the adjacent roadway. The longest sides of ~~Area B~~ buildings shall be parallel with Archer Road or SW 47<sup>th</sup> Street and a minimum of 70% of the building facade shall be at the build-to line. However, with respect to one medical office building, the shorter side of the building may be parallel with SW 47<sup>th</sup> street, provided 100% of the building facade is at the build-to line.

The Area B build-to line along Archer Road shall be a maximum of 50 feet from the existing southern

**Commented [RT1]:** Initial amendments have been removed.

**Commented [RT2]:** All operational and safety modifications requirements have been met with phase I.

**Commented [RT3]:** References reflect current LDC

**Commented [RT4]:** Standards for Area C are in Condition 12.

property line of the PD. The build-to line along SW 47<sup>th</sup> Street shall be a maximum of 70 feet from the existing eastern property line of the PD. Along SW 47<sup>th</sup> Street, the following exceptions to the build-to line may be allowed:

- (a) Limited parking associated with the secondary emergency and service access may be allowed but shall not exceed 70 feet in length; and
- (b) the north 250 feet of the property may have parking that encroaches into the 70 foot build-to line but shall be no closer than the building facade along the street with no parking allowed in front of buildings.

Within the north 250 feet of Area B, the area between any parking and right-of-way line shall be designed to visually screen the vehicular use area from the public right-of-way and adjacent development. Screening shall include an architecturally compatible garden wall, or other acceptable fencing, and vegetation, as determined during the plan review; provided the screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there shall be a 20-foot-wide area that is landscaped and includes an architectural feature designed to be compatible and consistent with the architecture of the building as determined by the City during development plan review.

Condition 12. The build-to line along Archer Road shall be a maximum of 50 feet from the existing southern property line of the PD. The build-to line along SW 47<sup>th</sup> Street shall be a maximum of 70 feet from the existing eastern property line of the PD. Along SW 47<sup>th</sup> Street, the following exceptions to the build-to line may be allowed: Limited parking associated with the secondary emergency and service access may be allowed but shall not exceed 70 feet in length; and the north 250 feet of the property may have parking that encroaches into the 70 foot build-to line but shall be no closer than the building facade along the street with no parking allowed in front of buildings. Within the north 250 feet, the area between any parking and right-of-way line shall be designed to visually screen the vehicular use area from the public right-of-way and adjacent development. Screening shall include an architecturally compatible garden wall, or other acceptable fencing, and vegetation, as determined during the plan review; provided the screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there shall be a 20-foot wide area that is landscaped and includes an architectural feature designed to be compatible and consistent with the architecture of the building as determined by the City during development plan review.

Area C building(s) may be oriented with the shorter side of the building toward Archer Road due to Area C's linear shape and orientation. Due to the site's topography, location of Heritage trees, and required Stormwater Management Facility, Area C building(s) adjacent to Archer Road shall be a minimum of 100 feet and a maximum of 135 feet from the right-of-way line of Archer Road. Area C building(s) facade(s) facing Archer Road will have the appearance of a functional door. Fencing and vegetation consistent with Area B may be included along the Area C frontage to maintain continuity along Archer Road.

**Commented [RT5]:** Relocated in full to Condition 11 for clarity purposes. Condition 11 now applies to Area B while Condition 12 applies to Area C.

Condition 13. The portion of the western property line of the PD which is adjacent to residential uses fronting SW 50<sup>th</sup> Street and residential zoning shall have a 9-foot-wide landscape buffer, either Buffer A or Buffer B as set forth in Sec. 30-8.5 of the Land Development Code, as same may be amended from time to time, including a wall (6 feet to 8 feet in height) and a building setback of 25-20 feet from shall be required along the PD property line adjacent to SW 50<sup>th</sup> Street. The buffer shall be either Buffer A, Option Y or Buffer B, Option X, as set forth in Sec. 30-253 of the Land Development Code, as same may be amended from time to time. The wall shall be constructed of masonry, cementitious material or brick veneer. If the adjacent uses are non-residential, the requirement for the wall may be modified during development plan review, based on compatibility and similarity of the uses then existing on the adjacent lots fronting SW 50<sup>th</sup> Street.

**Commented [RT6]:** Property no longer abutting single-family residential, as these parcels are the subject of the PD expansion.

Condition 14. During development plan review, pedestrian/bicycle access points shall be preliminarily located to provide future connectivity to developments west of the property. The exact location of these

access points shall be determined and the access constructed and opened for public access when development is constructed fronting SW 50<sup>th</sup> Street.

Condition 15. The highest elevation contour of the edge of a stormwater basin shall be no closer than 30 feet from the property line along Archer Road and SW 47<sup>th</sup> Street, except in Developable Area C where this distance is reduced to 10 feet from the property line along Archer Road. In Area B, the area between the stormwater basin and the public right-of-way shall be landscaped consistent with the landscaping along the street frontage that provides an 80% opacity at 0 to 4 feet high within two- years of planting. In Area C, the stormwater basin will meet Land Development Code requirements in place at the time development plan applications are proposed.

Condition 16. The PD shall maintain a minimum of 20% open space, ~~which~~ In Area B, the open space shall include a minimum of 1.16 acres devoted to active recreation space, including recreational facilities, for residents of the PD.

~~Condition 17. During development plan review, the owner/developer shall prepare a tree survey identifying trees existing within a 60-foot wide area along the entire eastern property boundary. The owner/developer shall, to the maximum extent practicable, protect and preserve Heritage Trees, Champion Trees and other regulated trees designated by the City's Urban Forest Inspector, along the SW 47<sup>th</sup> Street corridor. The design and construction plans for SW 47<sup>th</sup> Street shall contain specific measures for preservation and protection of the regulated trees.~~

~~Condition 18. A minimum right-of-way width of 60 feet is necessary for the road improvements for SW 47<sup>th</sup> Street. This right-of-way is intended to lie within the PD or on property controlled by the owner of the PD property. The right-of-way shall include, and the road improvements shall incorporate, the existing SW 47<sup>th</sup> Street. During development plan review for Phase I of the PD, the owner/developer shall submit the road improvements design for SW 47<sup>th</sup> Street that, at a minimum, meets the City's road design specifications for a two-lane roadway. In addition, the area in-between the western edge of the paved area of SW 47<sup>th</sup> Street and buildings within the PD shall contain, at a minimum, a 10-foot-wide paved multi-use path, street trees, fencing, street furniture and accessories, and street buffer landscaping. The owner/developer is responsible for negotiating whatever land rights, if any, are necessary to complete the required improvements to SW 47<sup>th</sup> Street. Prior to issuance of any preliminary or final Certificate of Occupancy for the PD, the owner/developer shall fully construct SW 47<sup>th</sup> Street from Archer Road to the northern boundary of the PD in accordance with the approved development plan.~~

Commented [RT7]: Completed

Condition 1917. All roadway improvements associated with the PD shall be designed and constructed at the expense of the owner/developer. All roads shall remain private roads, unless the City decides, in its sole discretion, to accept the road for public ownership and maintenance.

Condition 2018. Within the PD, there shall be established Transportation and Roadway Facilities Corridors for the purposes of accommodating roadways, sidewalks, bike paths, landscape buffers and screenings, street trees, utilities and other roadway related facilities. The PD shall provide two east/west Transportation and Roadway Facilities Corridors (each of which commences at a primary access point as shown on the PD Layout) to establish connectivity and a gridded road network system to serve the PD. The widths of the east/west Transportation and Roadway Facilities corridors shall be a minimum of 50 feet. During development plan review, future roadway ~~connections~~ connections from the PD to future developments along SW 50<sup>th</sup> Street may be identified.

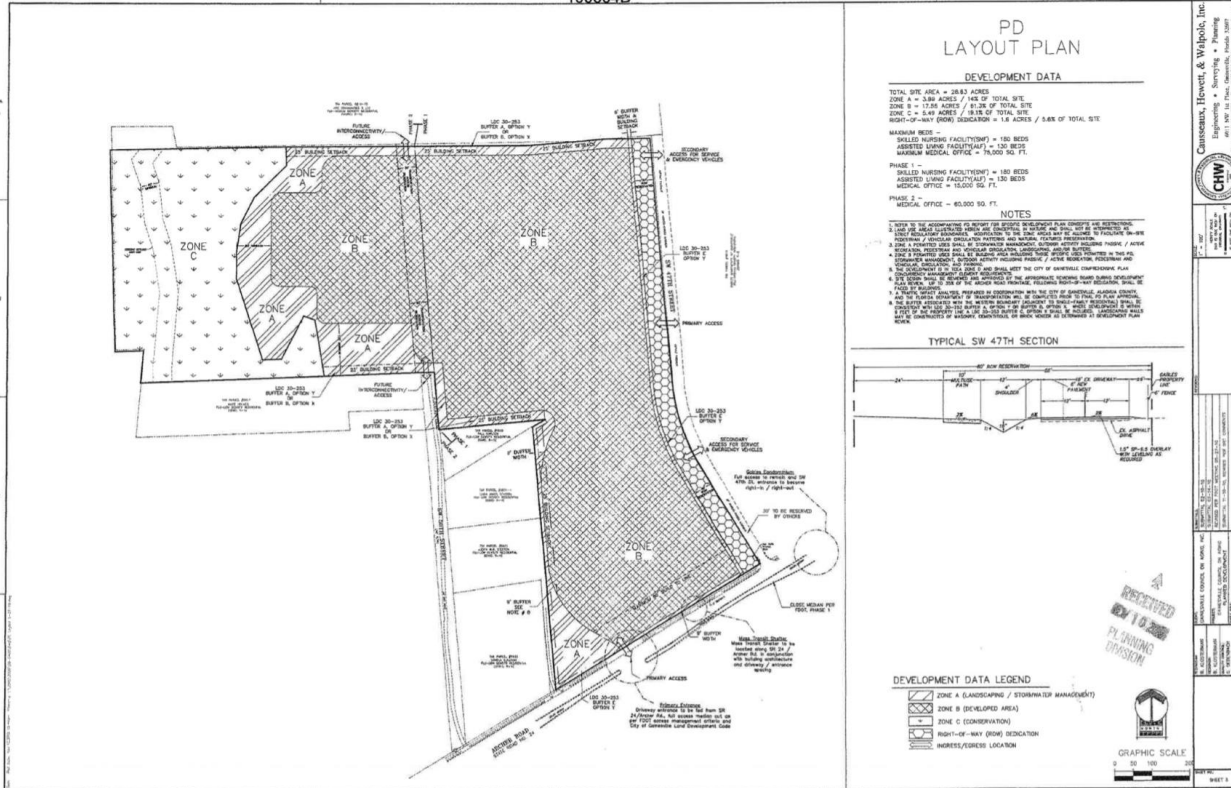
Condition 2119. A maximum of three primary access points shall be allowed for the PD, one off Archer Road and two off SW 47<sup>th</sup> Street, as approximately depicted on the PD Layout Plan. One secondary access for service and emergency vehicles shall be allowed off SW 47<sup>th</sup> Street.

Condition 2220. The PD shall be designed to provide safe, efficient and reasonable access to existing and proposed mass transit stops within the PD.

Condition 23. A bus shelter which is architecturally consistent with the PD shall be constructed along Archer Road. The bus shelter shall be constructed to Regional Transit System requirements and shall include the following amenities, at a minimum, bicycle racks, shelter lighting, benches with backs and armrests, a trash can, a 5-foot wide by 8-foot long ADA compliant landing pad (connecting the curb to the sidewalk) and an ADA compliant path connecting the bus shelter and stop to the PD. The bus shelter shall be located to minimize walking distance to the residential facilities in the PD. An easement, in the form provided by the City, with a minimum size of 18 feet wide (parallel to road) by 10 feet long (perpendicular to road), shall be granted to the City for the bus shelter. The easement shall be recorded by the owner/developer in the public records of Alachua County and a copy of the easement shall be provided to the Regional Transit System and the Public Works Department. The bus shelter construction and easement shall not count toward meeting required TCEA standards. The bus shelter shall be constructed and the easement shall be granted prior to issuance of the first certificate of occupancy or certificate of completion for Phase I of the PD.

**Commented [RT8]:** Completed

100604D



### PD LAYOUT PLAN

#### DEVELOPMENT DATA

TOTAL SITE AREA = 188.5 ACRES  
ZONE A = 3.86 ACRES / 4% OF TOTAL SITE  
ZONE B = 174.58 ACRES / 91.2% OF TOTAL SITE  
ZONE C = 0.04 ACRES / 0.1% OF TOTAL SITE  
RIGHT-OF-WAY BOUNDARY = 1.8 ACRES / 1.4% OF TOTAL SITE

MAXIMUM RESID -  
SHILDEE HOUSING FACILITY\* = 180 BEDS  
ASSISTED LIVING FACILITY\* = 130 BEDS  
MAXIMUM MEDICAL OFFICE = 75,000 SQ. FT.

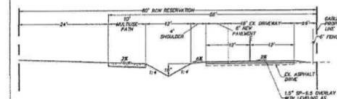
PHASE 1 -  
SHILDEE HOUSING FACILITY\* = 180 BEDS  
ASSISTED LIVING FACILITY\* = 130 BEDS  
MAXIMUM MEDICAL OFFICE = 75,000 SQ. FT.

PHASE 2 -  
MEDICAL OFFICE = 60,000 SQ. FT.

#### NOTES

1. REFER TO ALL SUPPLEMENTARY PLANS AND SPECIFICATIONS FOR COMPLETE DEVELOPMENT DATA.
2. REFER TO ALL SUPPLEMENTARY PLANS AND SPECIFICATIONS FOR COMPLETE DEVELOPMENT DATA.
3. REFER TO ALL SUPPLEMENTARY PLANS AND SPECIFICATIONS FOR COMPLETE DEVELOPMENT DATA.
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9. REFER TO ALL SUPPLEMENTARY PLANS AND SPECIFICATIONS FOR COMPLETE DEVELOPMENT DATA.
10. REFER TO ALL SUPPLEMENTARY PLANS AND SPECIFICATIONS FOR COMPLETE DEVELOPMENT DATA.

#### TYPICAL SW 47TH SECTION



#### DEVELOPMENT DATA LEGEND

- ZONE A (LANDSCAPING / STORMWATER MANAGEMENT)
- ZONE B (DEVELOPED AREA)
- ZONE C (CONSERVATION)
- RIGHT-OF-WAY (ROW) DESIGNATION
- ROADWAY/UTILITY LOCATION



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WWW: www.chw.com

CHW

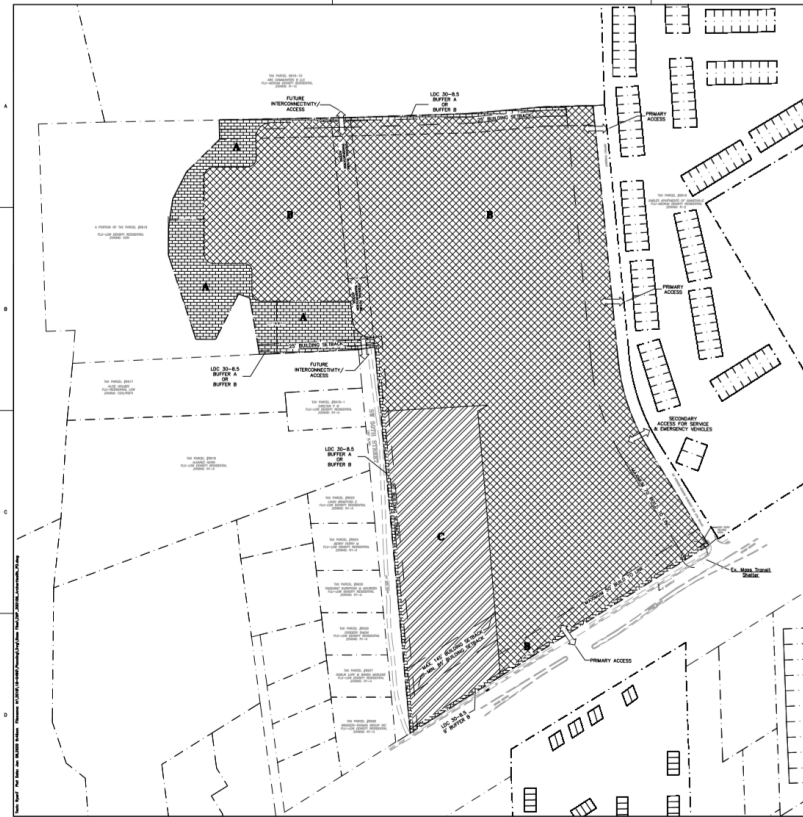
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BY: [Signature]  
PLANNING DIVISION  
DATE: [Date]

GRAPHIC SCALE  
0 50 100  
FEET

SHEET 1

Existing PD Layout

PB-09-144 PDV  
Civ Council on Aging (Kanapaha)



## ARCHER HEALTH PLANNED DEVELOPMENT PD LAYOUT PLAN

- GENERAL NOTES
- REFER TO THE PD ORDINANCE FOR SPECIFIC DEVELOPMENT PLAN CONCEPTS AND RESTRICTIONS.
  - LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. MODIFICATION TO THE ZONE AREAS MAY BE ALLOWED TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
  - ZONE A PERMITTED USES SHALL BE STORMWATER MANAGEMENT, OUTDOOR ACTIVITY INCLUDING PASSIVE / ACTIVE RECREATION, PEDESTRIAN AND VEHICULAR CIRCULATION, LANDSCAPING, AND/OR BUFFERS.
  - ZONE B AND C PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE SPECIFIC USES PERMITTED IN THIS PD, STORMWATER MANAGEMENT, OUTDOOR ACTIVITY INCLUDING PASSIVE / ACTIVE RECREATION, PEDESTRIAN AND VEHICULAR CIRCULATION, AND PARKING.

LAND USE	PHASING SCHEDULE		TOTAL
	I	II	
SKILLED NURSING FACILITY (SNF)	180 BEDS		180 BEDS
ASSISTED LIVING FACILITY (ALF)		235 BEDS	235 BEDS
MEDICAL OFFICE		75,000 SQ. FT.	75,000 SQ. FT.

TABLE 8. REQUIRED WIDTH AND PLANTINGS FOR BUFFER TYPES

BUFFER TYPE	MIN. WIDTH	SHADE TREES		UNDERSTORY TREES		SHRUBS	
		Over 100' Spaced	Over 100' Spaced	Over 100' Spaced	Over 100' Spaced	Over 100' Spaced	Over 100' Spaced
A	10'	2	2	2	2	20	20
B	10'	2	2	2	2	20	20

HATCH PATTERN	LAND USE DATA		DEVELOPMENT STANDARDS	
	LAND USE AREA	AREA (AC) (%)	MINIMUM LOT DIMENSIONS	SETBACKS AND BUILD-TO LINES ARE DELINEATED ON THE ZONING MASTER PLAN
[Solid Fill]	PROJECT SITE	27.7 100%	N/A	
[Dotted]	BUFFERS	2.6 9%	BUILDING HEIGHT MAX. (FT)	65
[Diagonal Lines]	DEVELOPABLE AREA "B"	21.0 76%	BUILDING COVERAGE MAX. (SFT)	N/A
[Cross-hatch]	DEVELOPABLE AREA "C"	4.1 15%	THE PROJECT SITE CONSISTS OF A SINGLE LOT.	

1 MAX BUILDING HEIGHT IS 30' WHERE ADJACENT RESIDENTIAL ZONED PROPERTY.

PROJECT: ARCHER HEALTH PLANNED DEVELOPMENT PD LAYOUT PLAN  
 SHEET: 1 OF 1  
 DATE: 11/15/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

# **Appendix K**

## Characteristics Inventory

**Appendix K. Characteristic Inventory for Archer Health on Archer Road.**

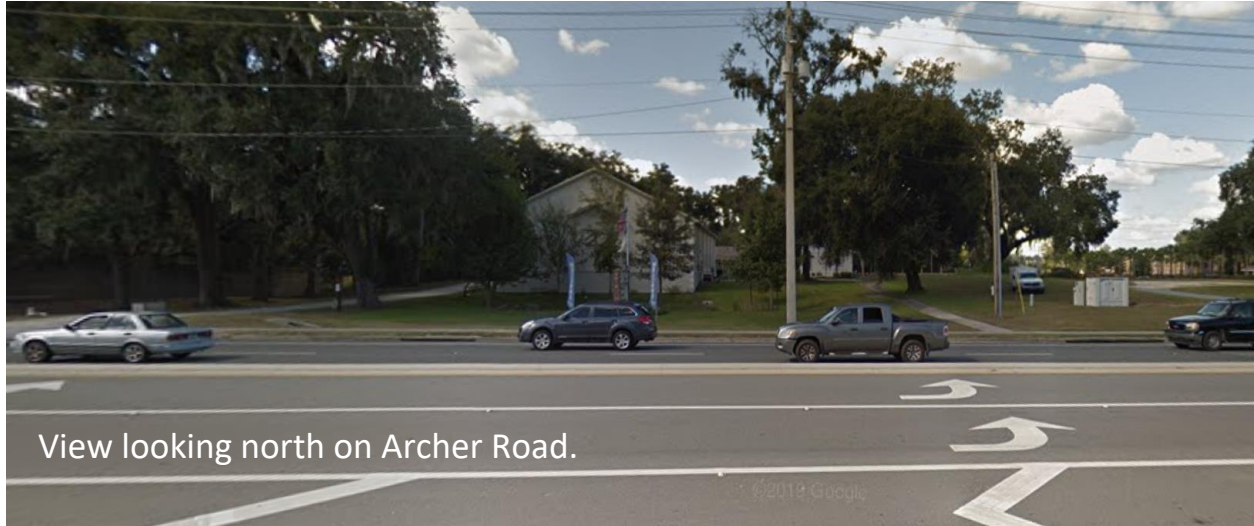


SW 45 St. (Access to Celebration Point) and SW Archer Rd. Characterized by future commercial development, large vehicular intersection and large vegetative buffers along Archer Rd.



Existing development include Starbucks, Cracker Barrel. This corner is part of the Celebration Pointe development and further Commercial developments are expected.





View looking north on Archer Road.

View of Oak Park Church looking north crossing SW Archer St. Church is setback significantly from SW Archer Road.



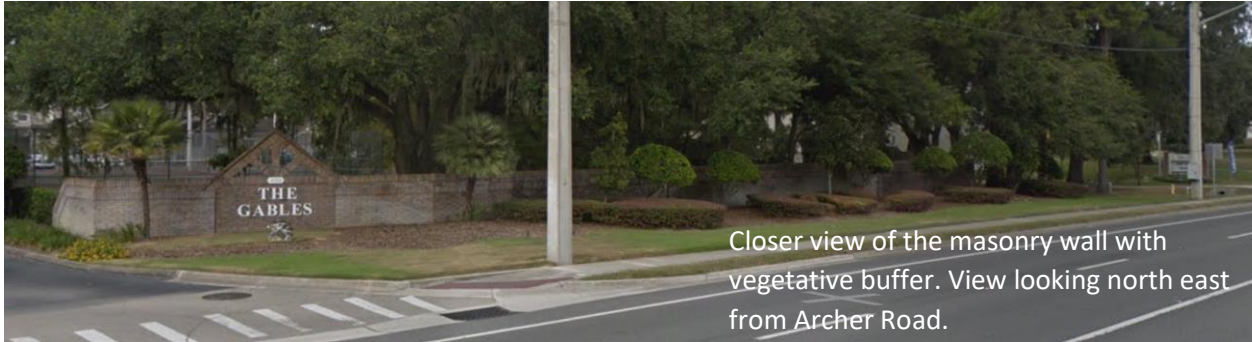
Subject Property

View placement and direction



View looking north on Archer Road.

View of The Gables multi-family development looking north crossing SW Archer St. Multi-family development is setback significantly from SW Archer Road and is buffered with a masonry wall coupled with vegetation. In this view, Archer Health can be seen on the west side of the multi-family development.



Closer view of the masonry wall with vegetative buffer. View looking north east from Archer Road.



Archer Health development separated by setback, SW 47<sup>th</sup> Rd., and Wooden fence from The Gables multi-family subdivision.

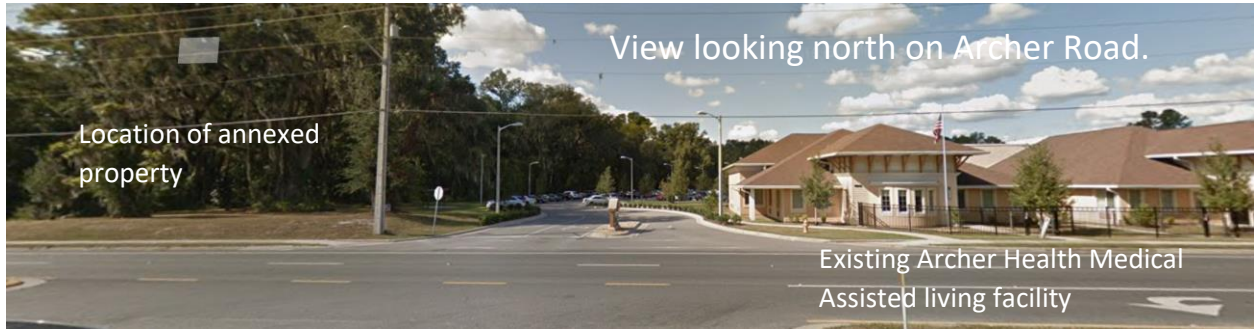


View looking south on Archer Road.

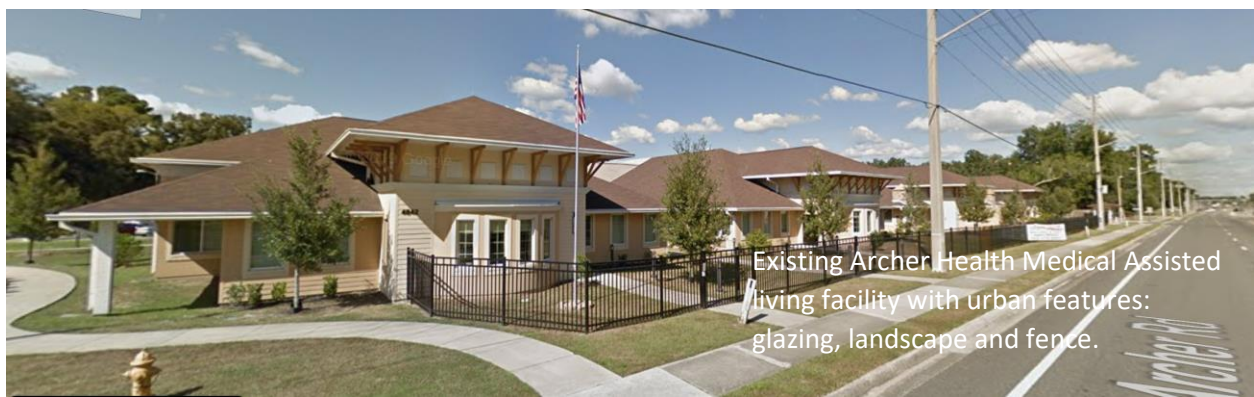
View of The Hailey Forest Condo multi-family development looking south crossing SW Archer St. directly in front of the Archer Health development. Multi-family development is setback significantly from SW Archer Road and is buffered with a masonry wall coupled with vegetation.



The Hailey Forest Condo development has multi-family units with roughly 2 parking spots per unit. Residential units are configured in a town-home style.



View of Existing Archer Health Assisted Living Medical Facility development looking north crossing SW Archer St. directly in front of the Hailey Forest Condo multi-family development. Archer Health is closer to SW Archer Road than any of the immediate development in the area. However, the facility is separated by a fence from pedestrians on SW. Archer. Development is serviced by an existing RTS bus route and has many features designed to create a more urban area, this includes glazing, architecture, and landscape.





View of the recently annexed property with SW 50<sup>th</sup> ST. adjacent on its west side. Property comprises a significant inventory of high quality trees visible from Archer Road. Furthermore, property is serviced by an existing RTS bus stop. Properties located on the west side of SW 50<sup>th</sup> St. comprises single family homes. SW 50<sup>th</sup> ST. is a privately owned unimproved road.



**Tree Conditions (High Quality)**



View of the existing RTS bus stop servicing the annexed parcels. With existing bicycle lanes on Archer Road.

**Conditions on SW 50<sup>th</sup> ST.**



SW 50<sup>th</sup> St. is a privately owned unimproved road that serves as access to single family development.

